

142 Bidwell Parkway

Buffalo, New York 14222



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For Sale

High-end medical/office property located in Buffalo's lively Elmwood Village. Built in 1910 and recently remodeled, the property has been designed with elegance and functionality in mind with marble countertops and plumbing throughout accentuated with vintage chandeliers and French pocket doors with leaded glass.

The first floor consists of a reception area, kitchenette, and four (4) exam/treatment rooms with plumbing.

The second floor has four (4) treatment rooms with plumbing in three (3) of them.

Ideal for medi spa, dermatology, massage, therapy, office, or boutique retail uses.

Property Highlights

- + 2,643 SF converted three-story residence built in 1910
- + Vibrant, walkable location with many nearby retail, restaurant, and cultural amenities
- + Hardwood floors, vintage chandeliers, and built-in cabinetry throughout
- + Roof completed in 2023
- + Full basement
- + Low-maintenance artificial turf on the front lawn
- + Walking distance to bus routes along Elmwood Ave., W. Delavan Ave., and Richmond Ave.
- + Taxes: \$1.68/SF
- + Adjacent to a mixed-use redevelopment project that will feature 48 apartments and ground floor retail

Area Demographics	.25 mi.	.5 mi.	1 mi.
Total Population	2,084	9,130	31,097
Avg. Household Income	\$116,374	\$129,262	\$101,636



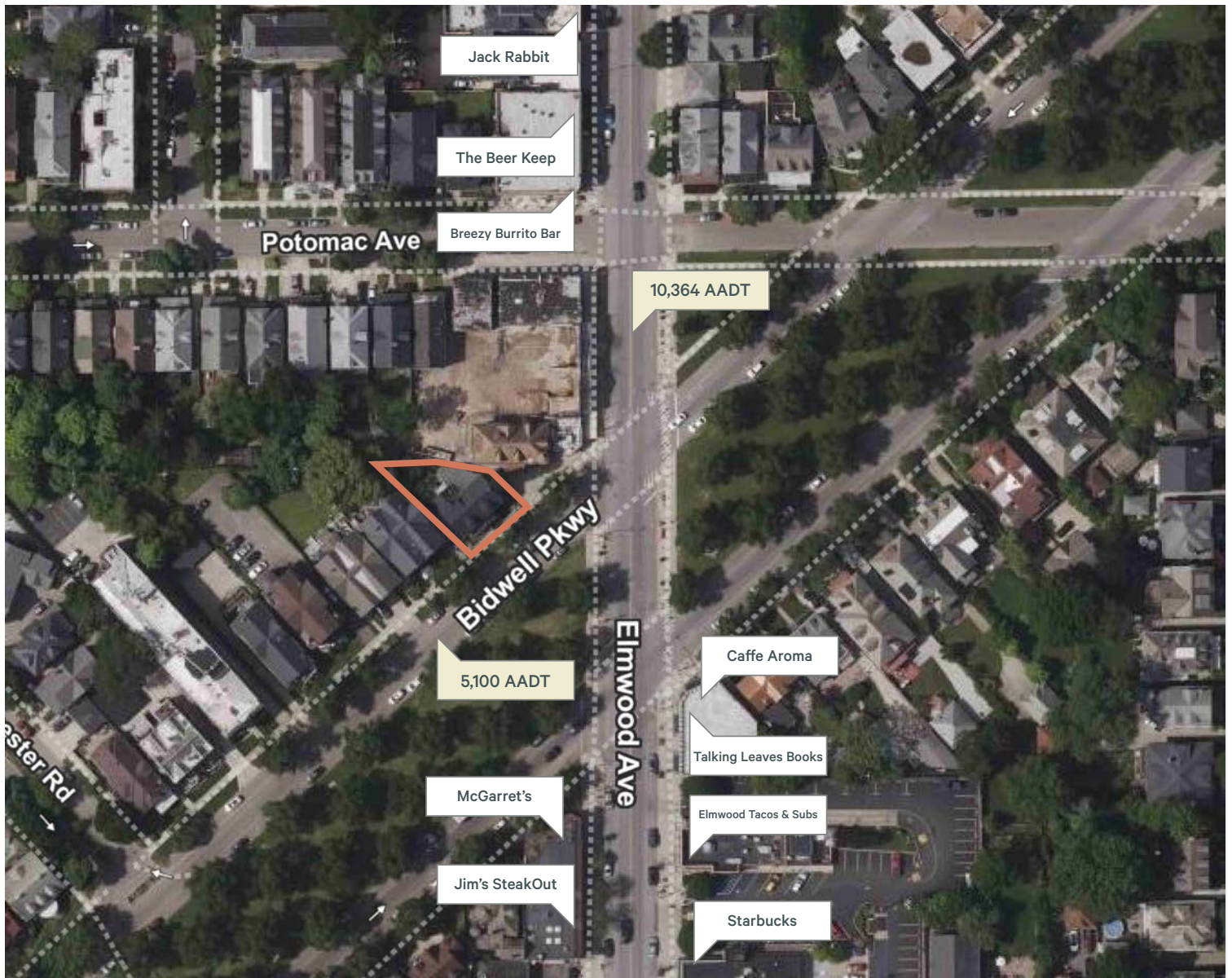
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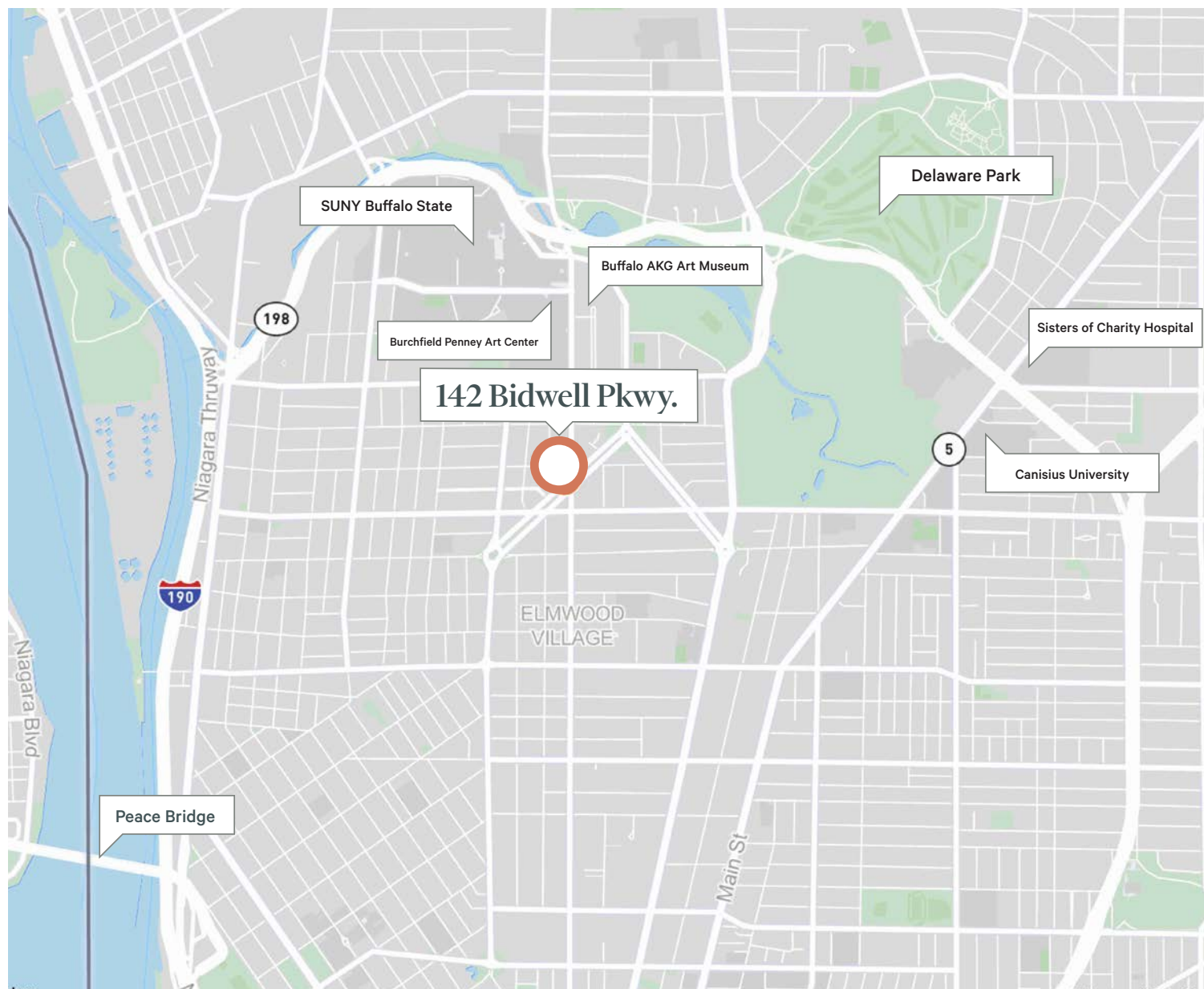
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