

## High-Visibility Mixed-Use Asset: Retail, Office & Light Manufacturing



 **810 Main Street & 8 St. Louis Place – Buffalo, NY**

**RARE MIX OF RETAIL, OFFICE & WAREHOUSE / OPPORTUNITY FOR OWNER-OCCUPANT OR INVESTOR**



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## Property Overview

### 810 Main Street Buffalo NY 14202

- SBL#: 111.22-8-13.1
- Zoning: N-2C - Urban Center-Mixed-Use Center
- Land SF: 11,289
- Land (acres): 0.26

### 8 St. Louis Place Buffalo NY 14202

- SBL#: 111.22-8-7.1
- Zoning: N-2R
- Land SF: 10,100
- Land (acres): 0.23

*Lot lines are approximate and for illustration purposes only.*



## Property Highlights



**Prime Location:** Situated one block from the Buffalo Niagara Medical Campus at the convergence of Allentown, the Medical Campus, and Downtown Buffalo.

**Unique Mixed-Use Asset:** Combines an 8,000 SF, 4-story retail-ready office building with a 5,000 SF light manufacturing warehouse.

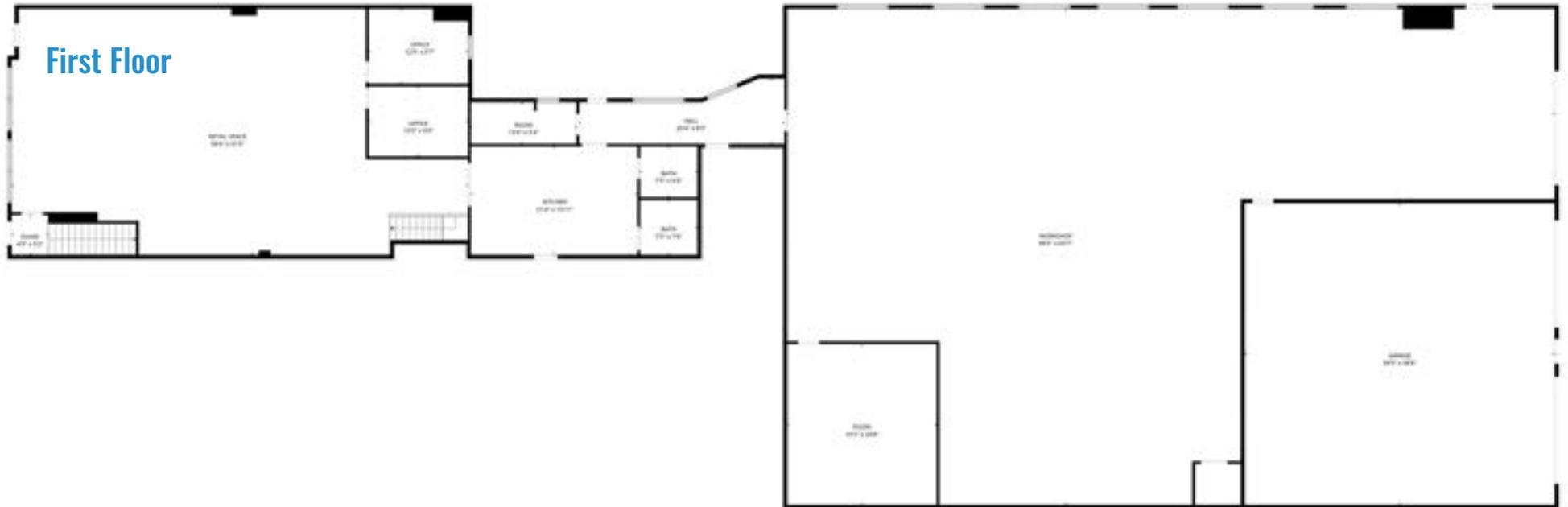
**Turnkey & Modernized:** Features all-new mechanical systems (2020-21) and new roofs (2022 & 2024) with warranties.

**Industrial-Ready Warehouse:** Equipped with 3-phase power, 12'7" clear height, grade-level doors, and climate control—ideal for light manufacturing, assembly, or secure storage.

**Significant Value-Add:** Sale includes a separate parcel that was remediated under NYS Brownfield Cleanup Program and is eligible for associated redevelopment tax credits.

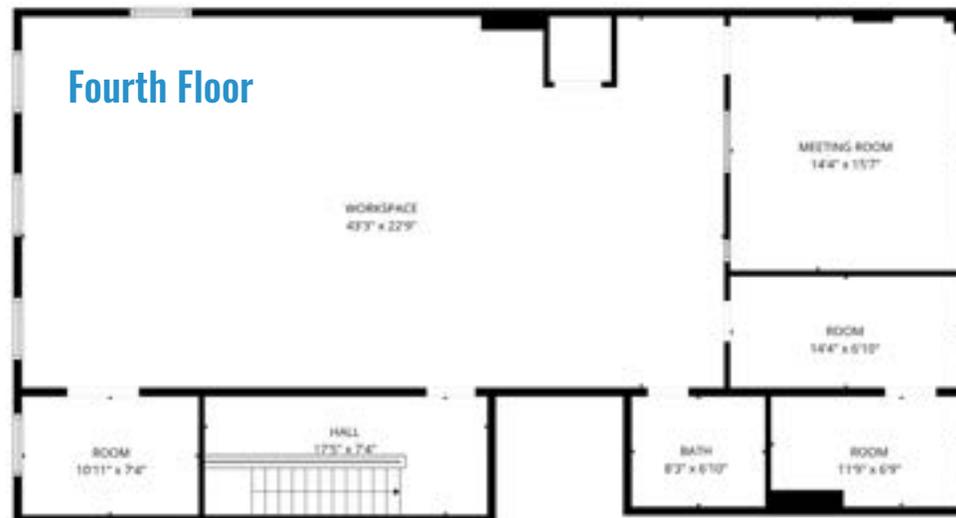
**Move-in Ready for an Owner-Occupant:** Currently leased to the renowned Oxford Pennant and its sister company, Block Club, who will be relocating on June 1. The property can be delivered vacant and operationally ready. The seller is willing to arrange a leaseback for the third floor to retain their offices and provide immediate rental income.

# Floorplans

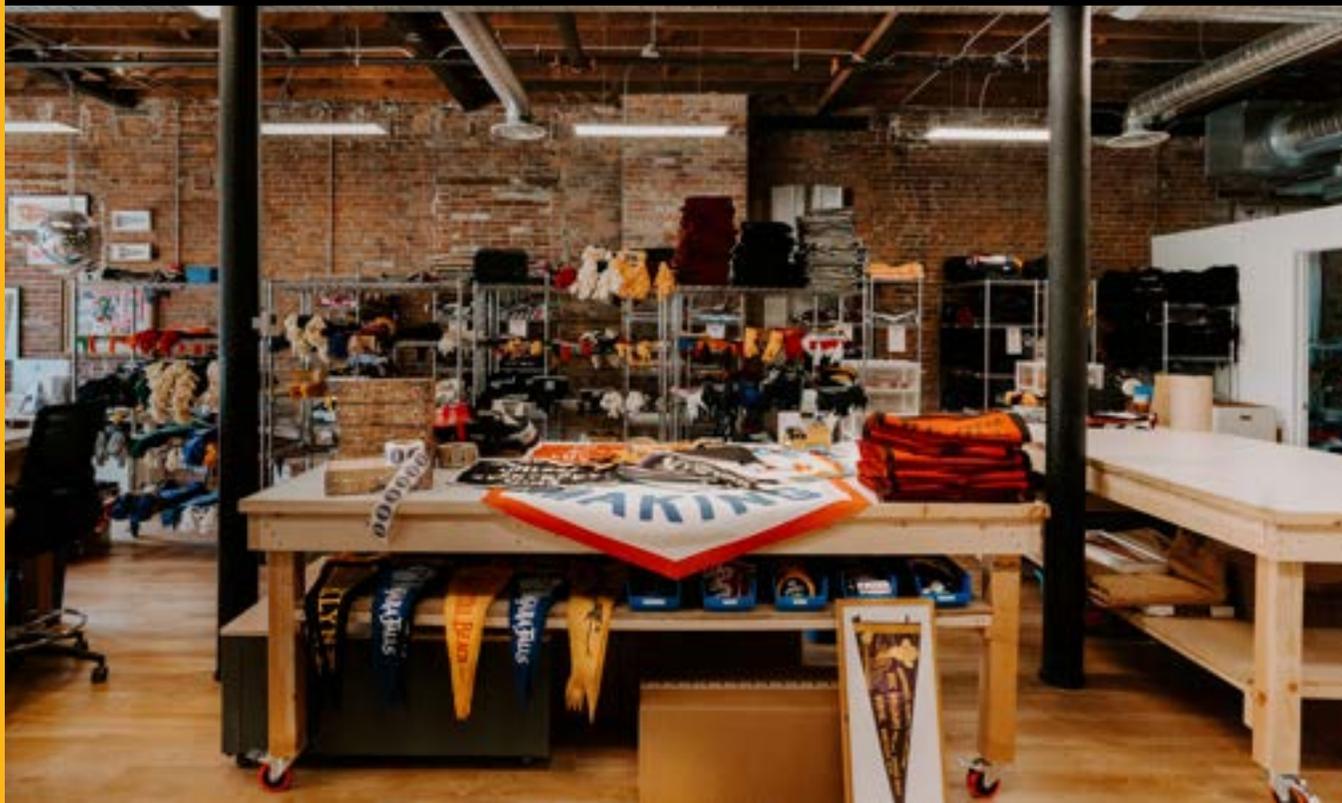


Second, Third, and Fourth Floors shown at a larger scale than First.

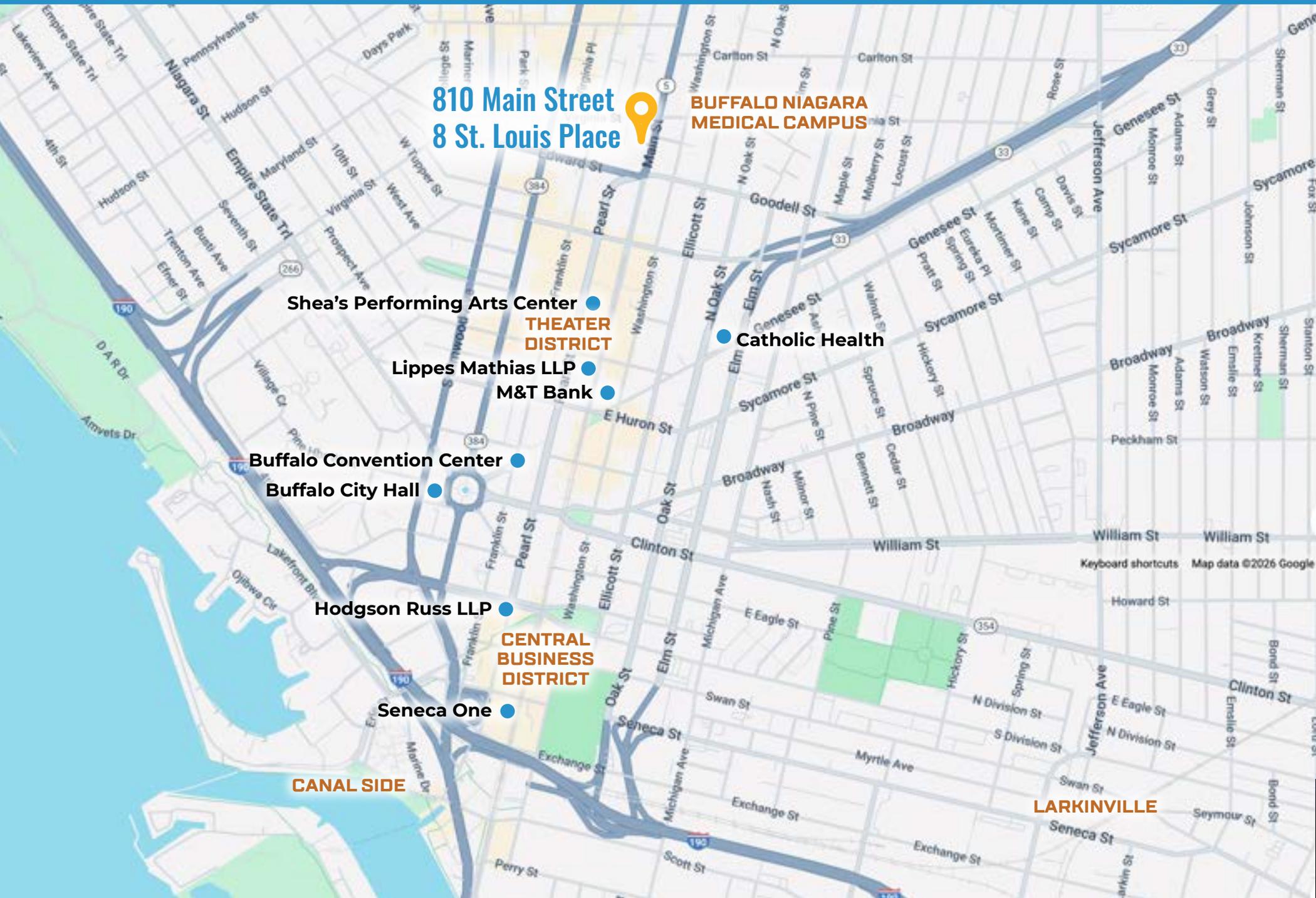








# Location



810 Main Street  
8 St. Louis Place



**BUFFALO NIAGARA  
MEDICAL CAMPUS**

**Shea's Performing Arts Center**

**THEATER  
DISTRICT**

**Lippes Mathias LLP**

**M&T Bank**

**Catholic Health**

**Buffalo Convention Center**

**Buffalo City Hall**

**Hodgson Russ LLP**

**CENTRAL  
BUSINESS  
DISTRICT**

**Seneca One**

**CANAL SIDE**

**LARKINVILLE**



MAIN STREET

FRANKLIN STREET

DELAWARE AVENUE

KEEP  
BUFFALO  
A SECRET

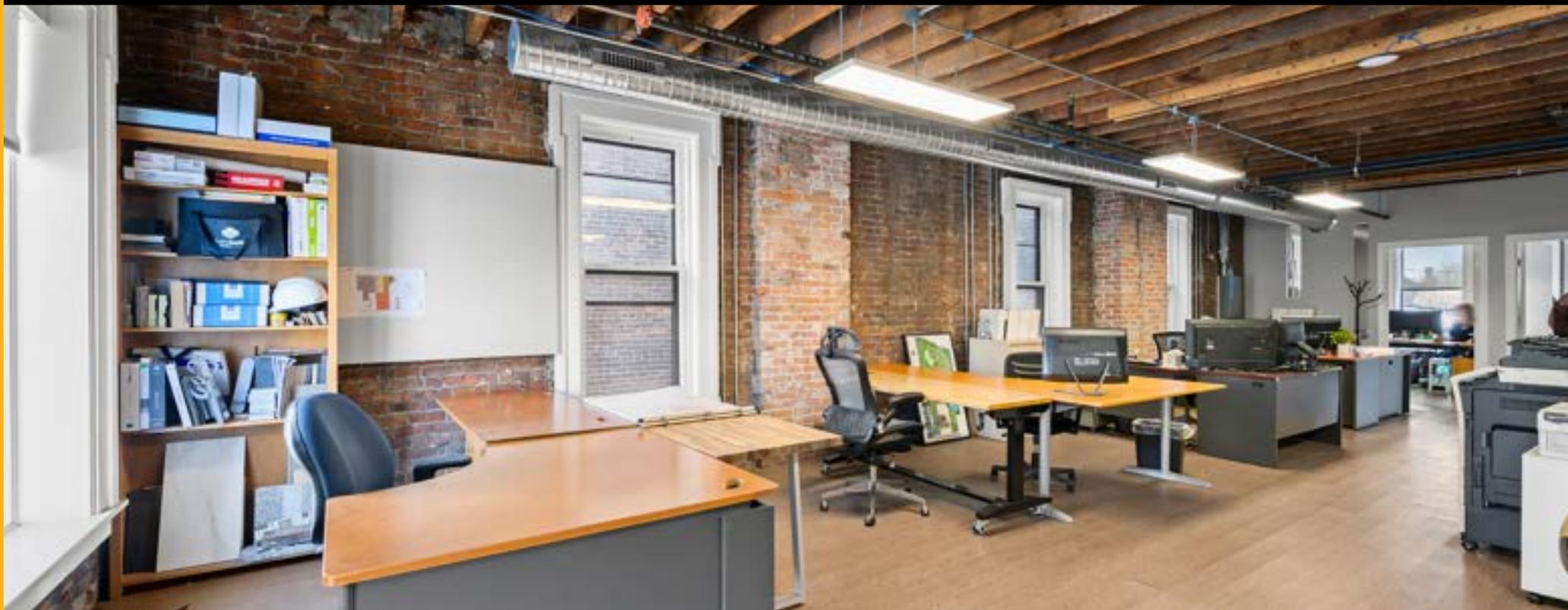


810 Main Street



8 St. Louis Place





## PROCESS:

- Call or Email Listing Agent for further information or to register and set up a tour.  
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716-548-0267  
caitcoder.realestate@gmail.com
- No unauthorized site visits, all showings must be scheduled and accompanied.



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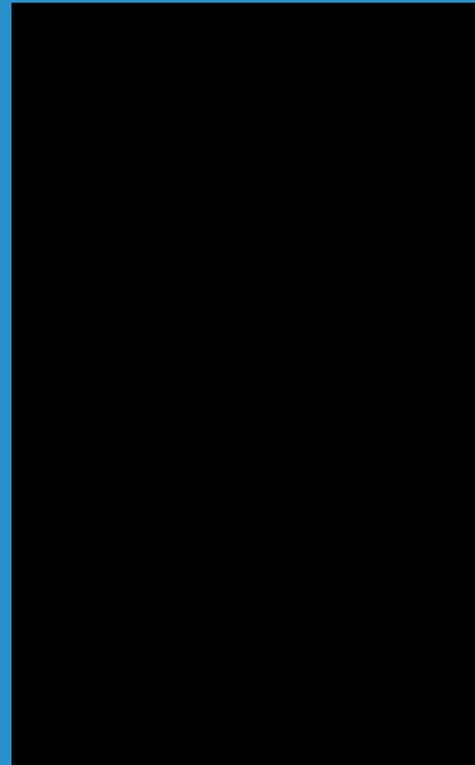
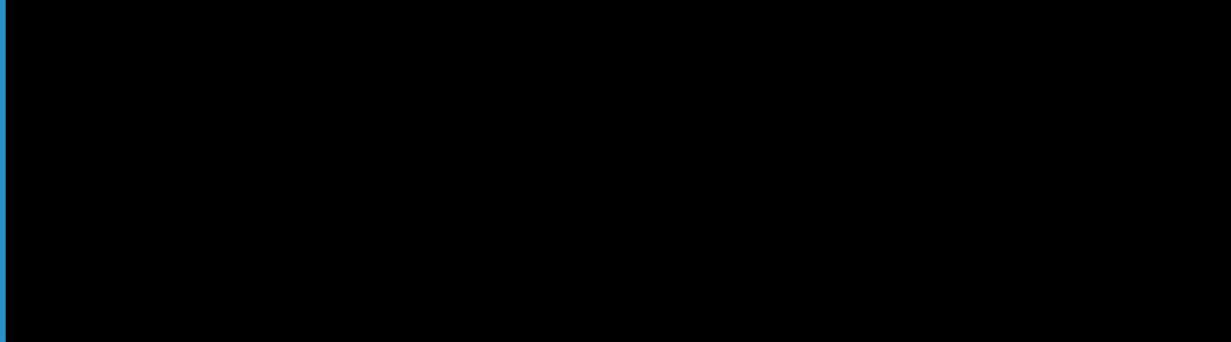
KEEP  
BUFFALO  
A SECRET

DOWNTOWN

WOODEN FURNITURE MANUFACTURING

WELLS





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