



70 Niagara St

Buffalo, New York 14202

Property Highlights

- Value add office opportunity
- Prime Frontage on Niagara Street
- Full service / fully furnished executive office
- Mix of larger offices and in demand executive suites
- Opportunity for a value-add investor or owner user looking to partially occupy
- Potential for long term conversion

Property Overview

Explore a prime value add investment opportunity with a distinguished 28,100 square foot building, built in 1926 with recent renovations, located in a growing corridor of Buffalo, NY. This property stands as a formidable asset ready to cater to the demands of the thriving Buffalo area, making it an ideal prospect for prospective investors, including those seeking office with high demand executive suite options.

Offering Summary

Sale Price:	Subject To Offer
Building Size:	28,100 SF
Lot Size:	0.14 Acres

For More Information



Chadd Soto

O: 716 574 5533

csoto@naimcguire.com

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70 Niagara St, Buffalo, NY 14202

Sale Price

Subject To Offer

Property Information

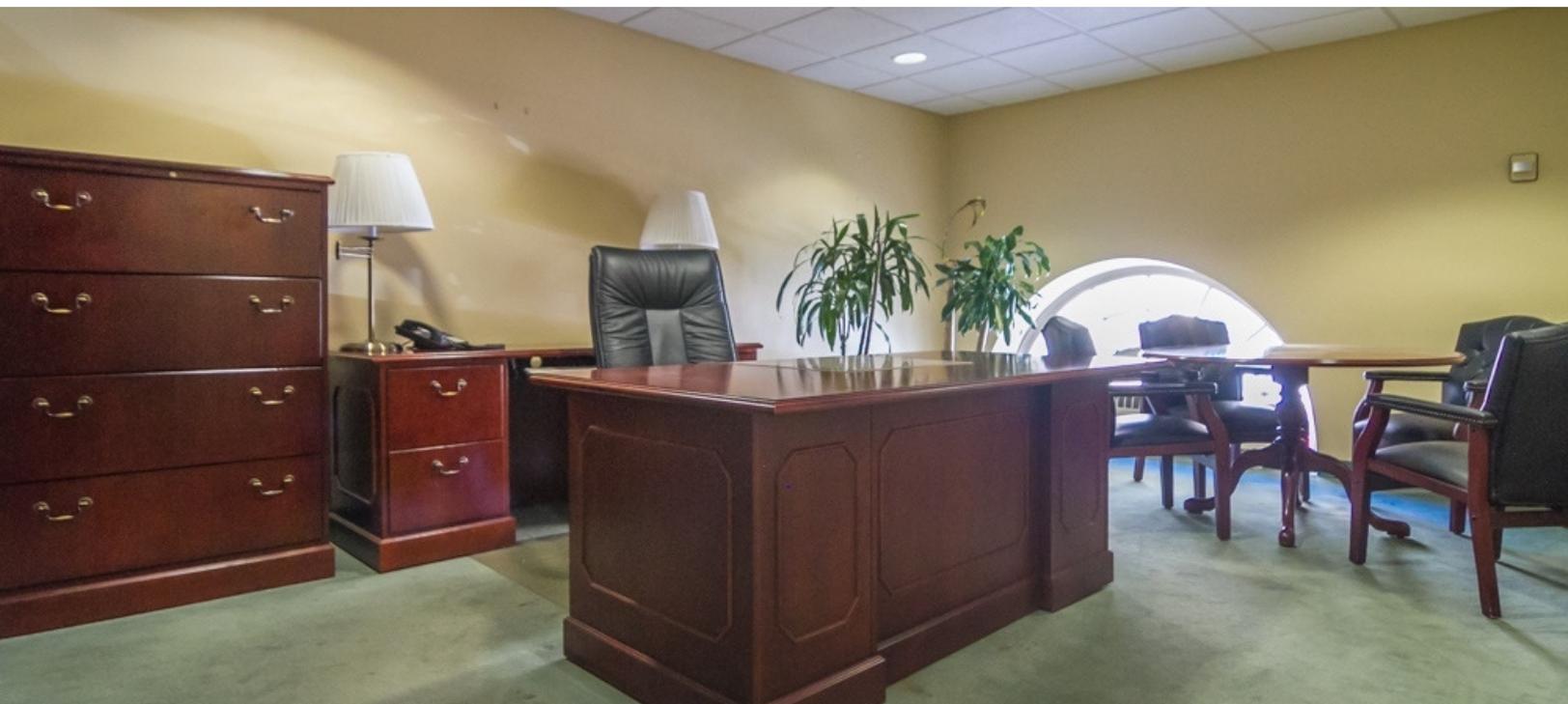
Property Type	Office
Property Subtype	Office Building
Zoning	N-1D
Lot Size	0.14 Acres
APN #	111.53-4-5
Lot Frontage	61 ft
Corner Property	No
Traffic Count	11500

Location Information

Street Address	70 Niagara St
City, State, Zip	Buffalo, NY 14202
County	Erie

Building Information

Building Size	28,100 SF
Building Class	B
Occupancy %	50.0%
Tenancy	Multiple
Number of Floors	5
Year Built	1926
Number of Buildings	1



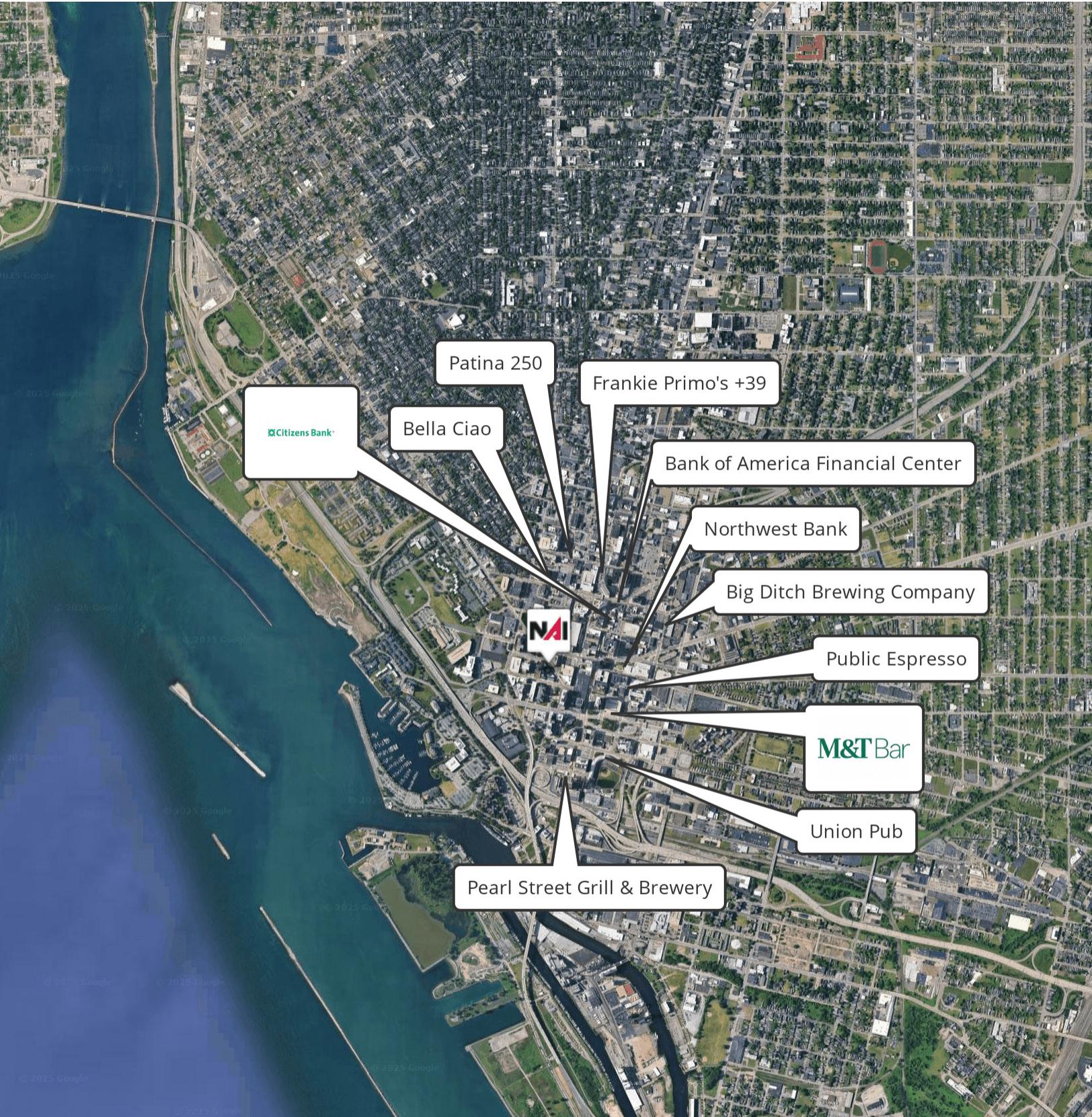
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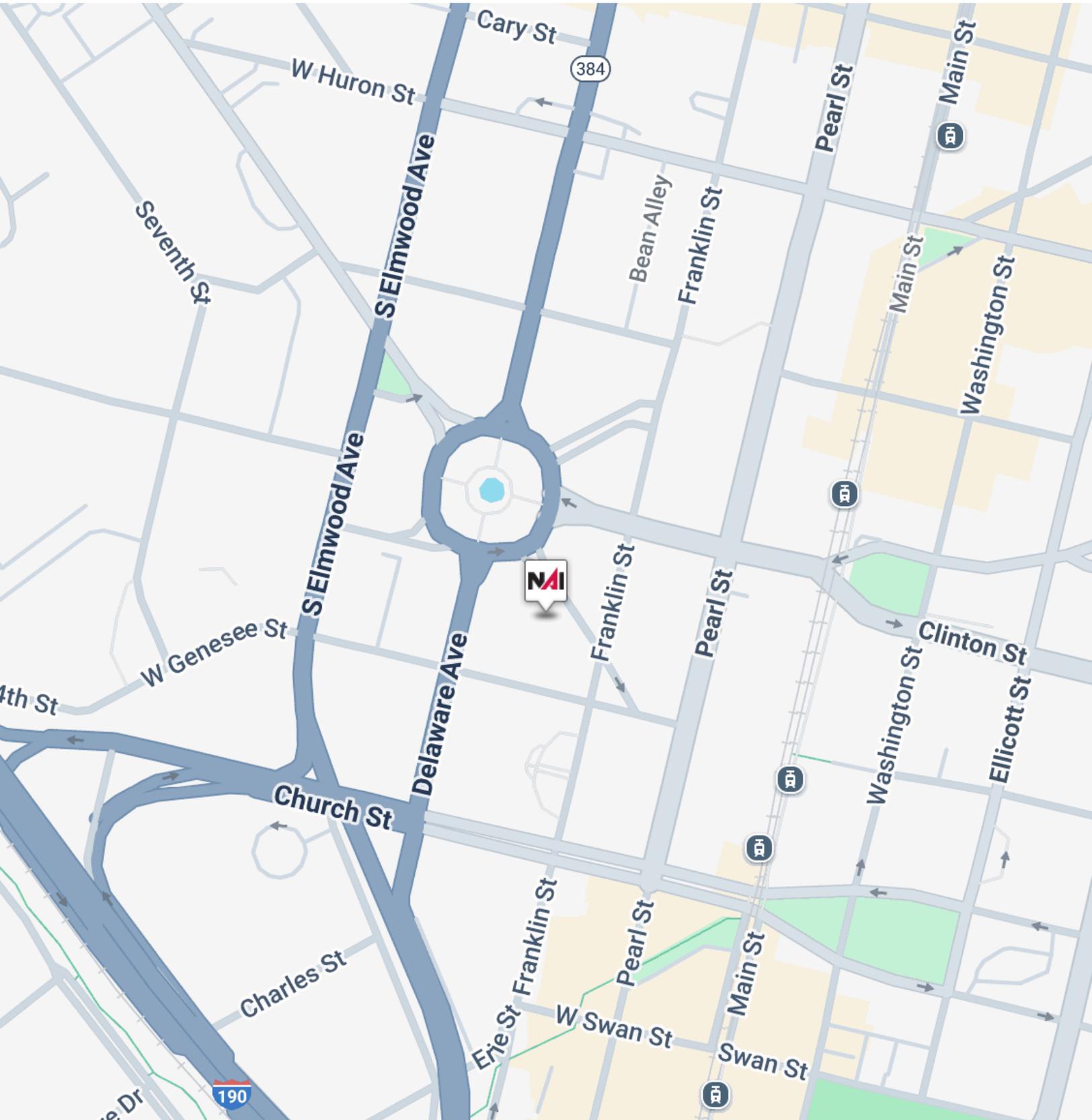
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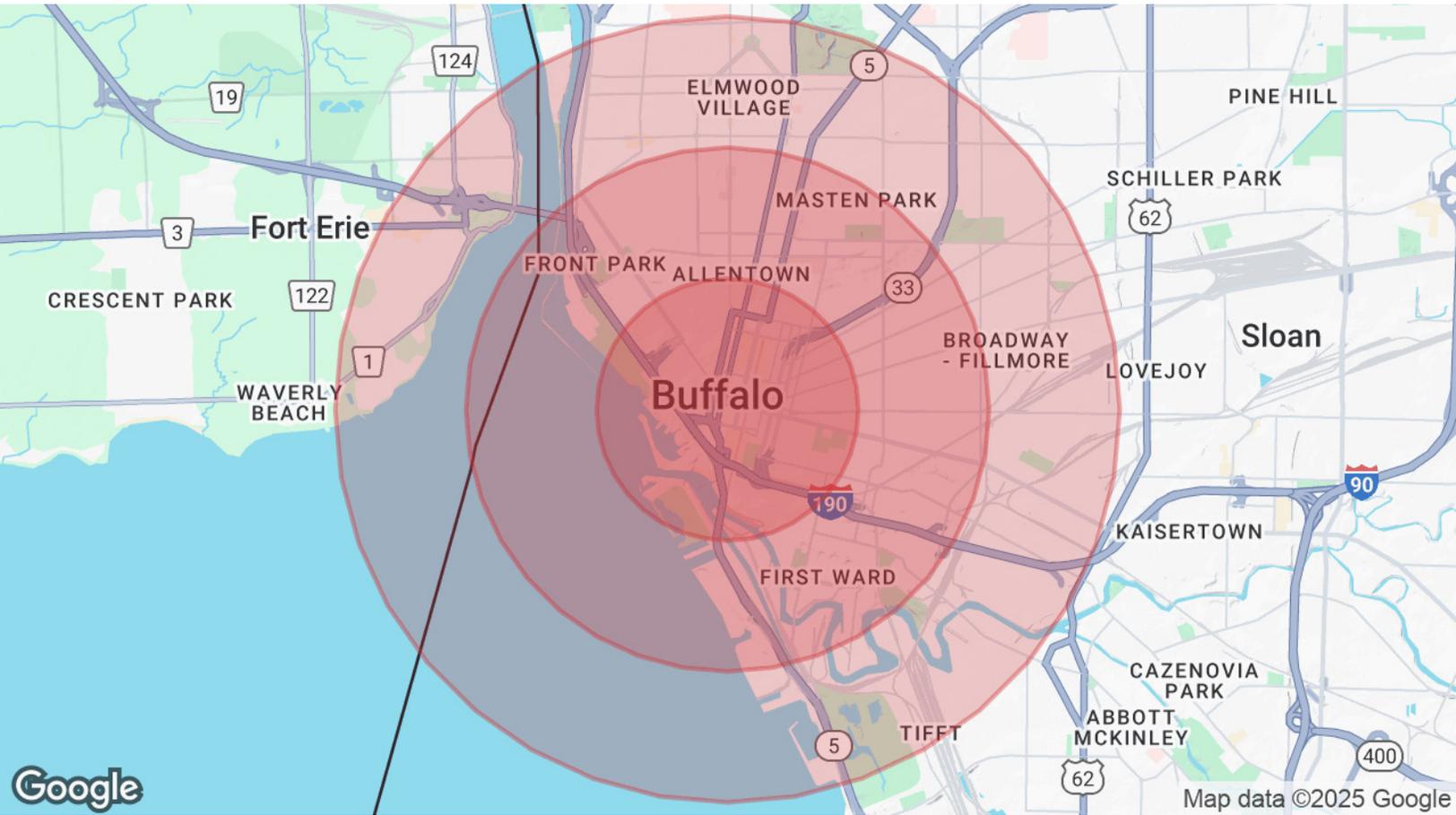
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Population

	1 Mile	2 Miles	3 Miles
Total Population	16,233	55,675	105,845
Average Age	39	39	38
Average Age (Male)	37	38	37
Average Age (Female)	40	40	39

Households & Income

	1 Mile	2 Miles	3 Miles
Total Households	8,344	27,922	48,227
# of Persons per HH	1.9	2	2.2
Average HH Income	\$63,854	\$64,903	\$64,914
Average House Value	\$370,408	\$339,753	\$303,927

Demographics data derived from AlphaMap