

The Monroe

1786 Main Street

Commercial/Retail/Office
Mixed-Use Redevelopment



11,400 sf Available
Up to 7,685 sf contiguous

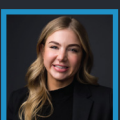


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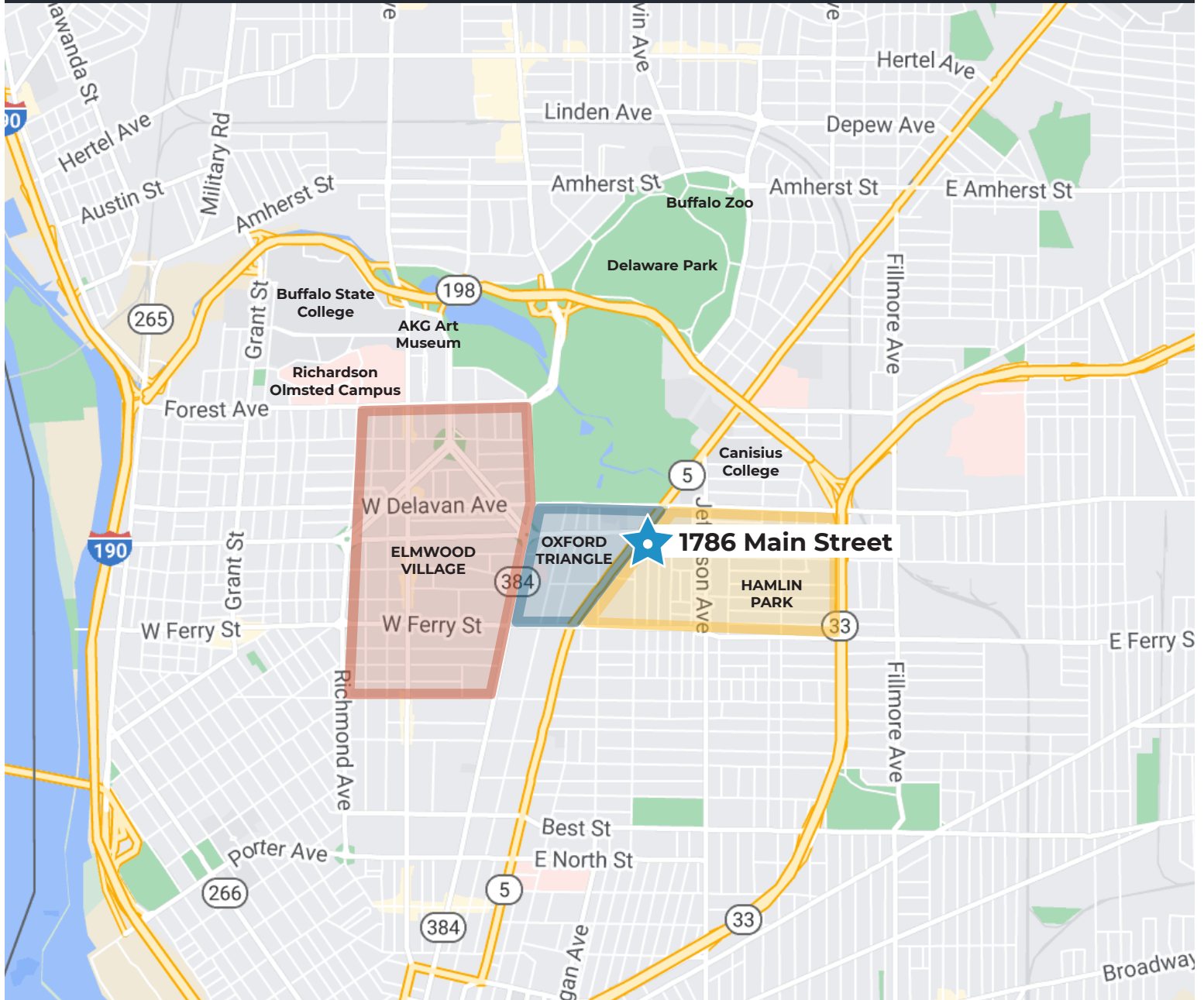
Floor Plans & Specs



The Monroe is a historic-tax credit funded rehabilitation project that converts the iconic Record Theatre back to its historic roots as a 1920s auto dealership for the Monroe Motorcar Company. The project consists of 17 apartments and 11,400 square feet of commercial and retail space

- Diverse array of commercial spaces suitable for a mix of food, small offices, and neighborhood shops
- Smaller spaces open onto an activated multi-purpose courtyard
- Architecturally significant Showroom Space with dramatic arches, ornate plaster work, and other carefully preserved historic details, all complemented by impressive floor-to-ceiling storefront glass
- \$14.50-\$16.50/sf for “warm dark shell” delivery. Opportunity to work with the owner to design and build out space to tenant specifications.
- Abundance of parking
- Outdoor Courtyard available to use for all commercial spaces
- Easy regional access - 1/2 mile to 198 expressway, 3/4 mile to 33 expressway, 4 minute walk to Delavan/Canisius College subway stop

Location



The Monroe redevelopment is centrally located in the heart of the City. It straddles the well-established neighborhoods of Elmwood Village to the West, and Hamlin Park Neighborhood to the East.

The property is kiddy-corner to Canisius University, approximately 1 mile from Buffalo State University, and midway along the metro subway between the University at Buffalo's Main Street and Downtown campuses. It's also located within 1-2 miles of three major hospitals, and nearby many prominent institutions and landmarks in the City including the AKG Art Museum, Richardson Olmsted Campus, Delaware Park, and the Buffalo Zoo.

The property is easily accessed from anywhere in the region via the 198 and 33 expressways, the metro subway, and many bus routes.

Images



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