



32 Buffalo St

Churchville, NY 14428



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Investment Offering

32 Buffalo St - Overview

Sale Type:	Investment
Property Type:	Multi-family and Retail
Land Acres:	.96 AC
Parking:	8
Building Size:	17,000 SF
Floors:	3
Year Built:	2025
Vacancy:	100% Occupied



Property Highlights



8 Luxury Apartments - Spacious 2 Bed, 2 Bath



2 Prime Ground-Level Retail Space



Direct Waterfront Location on Black Creek



Convenient Location in the Village of Churchville



Building Completed in Spring 2025







Elevator Access to Residential Levels



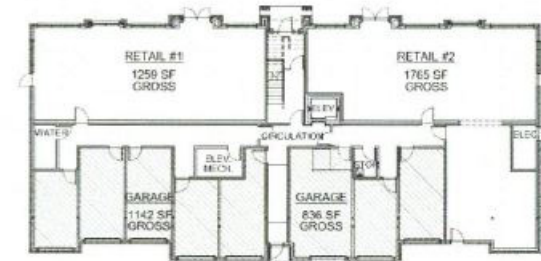
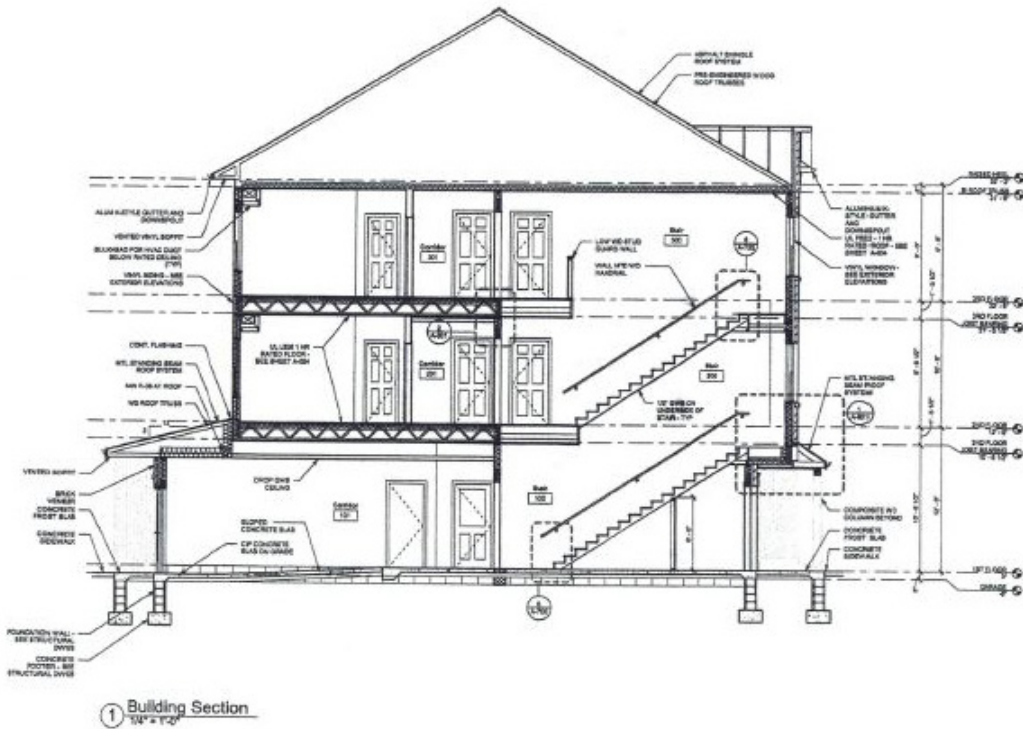
On-Site Parking & Private Garage Options

Demographics

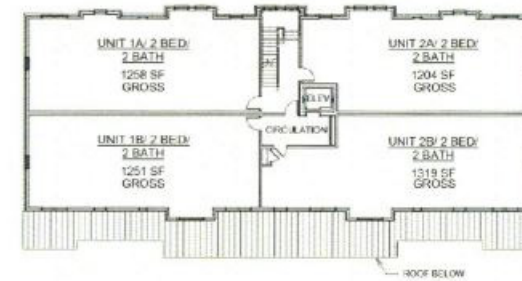
		3 miles	5 miles	10 miles
	Population	5,636	22,744	118,197
	Households	2,363	9,310	49,168
	AVG HH Income	\$122,417	\$109,186	\$107,215
	Median Age	47.2	42.9	42.2

DEMOGRAPHICS	3 miles	5 miles	10 miles
Total Businesses	105	371	2,881
Total Employees	1,514	3,866	36,179
Occupation Types			
Business/Management	458	2,052	10,361
Professional	809	3,425	17,250
Service	463	1,786	9,701
Sales/Office	476	1,969	11,169
Farming/Forestry	2	40	125
Construction/maintenance	271	905	4,508
Production/Transportation	275	1,177	7,549
White Collar Workers	1,744	7,446	38,779
Blue Collar Workers	1,011	3,908	21,884
Labor Force			
Labor Population	4,721	18,749	98,378
Total Males	2,277	9,357	49,325
Total Females	2,444	9,392	49,053
Unemployment	1.3%	1.4%	1.8%

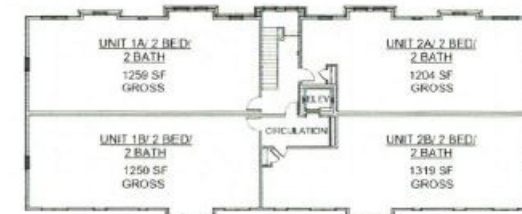
Floor Plan



FIRST FLOOR - AREA PLAN
1/16" = 1'-0"



SECOND FLOOR - AREA PLAN
1/16" = 1'-0"



THIRD FLOOR - AREA PLAN
1/16" = 1'-0"

Site Plan



Area Map





Peter Gillet
Associate Real Estate Broker

At Flaum Management, our best-in-class property management team in Rochester, NY has successfully executed development in all facets of real estate throughout the Northeast. But we take the most pride in developing relationships: nurturing business, witnessing growth, and embracing the wide-ranging assets of our region's commercial landscape.



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