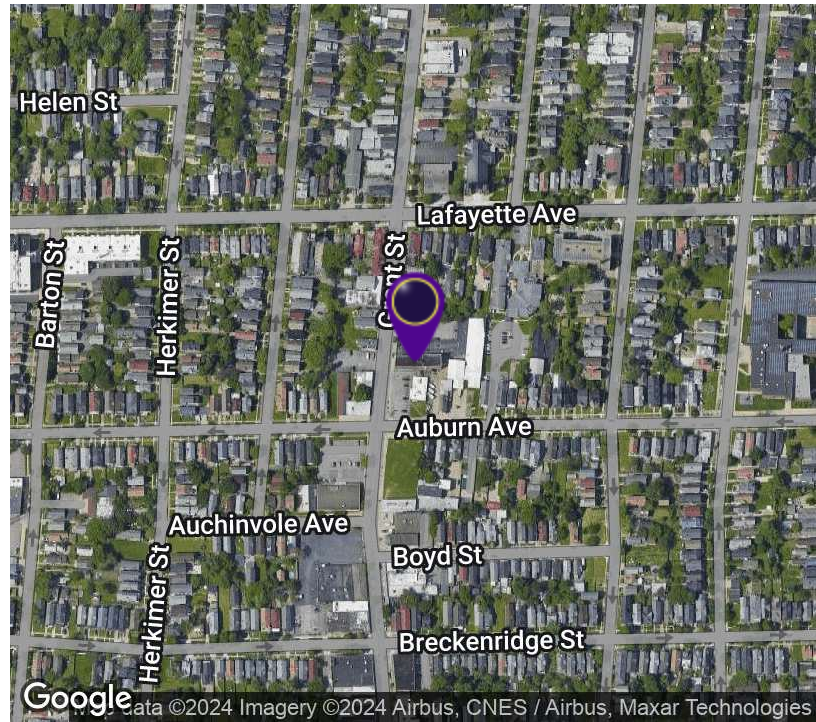


Redevelopment Opportunity Apartments/Lofts, Retail & Warehouse

185 Grant St, Buffalo, NY 14213



OFFERING SUMMARY

Sale Price:	\$599,000
Lot Size:	0.44 Acres
Year Built:	1890
Building Size:	23,800 SF
Zoning:	Commercial
Price / SF:	\$25.17

PROPERTY OVERVIEW

Excellent opportunity to convert to condominium loft units, apartments, retail or warehouse space. This rare opportunity to acquire a landmark property. Former convenience store, deli, USDA certified meat processing facility & wholesale grocery business in the heart of the up and coming West Side of Buffalo. Formerly known as Lorigo's Meating Place once was one of Buffalo's top meat and grocery distributors, which served a large number of WNY restaurants. Building consisting of 23,800+/- SF on five (5) floors, with a partial basement in front portion of the building. The former grocery/meat/deli store was located on the first floor. The five (5) story building has one (1) 8' grade level door in the rear for deliveries. Ceiling heights: 12'. Building is ideal for conversion to condominium loft units, apartments, retail, storage/warehouse, and grocery on first floor. Distribution or multi-unit/mixed-use redevelopment. This five (5) story warehouse & retail space is also accessible from Auburn Avenue.



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PROPERTY SUMMARY

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LOCATION DESCRIPTION

Located on Grant Street in Buffalo's revitalized West Side just south of Sweetness 7 Cafe, the area between Richmond Avenue and Niagara Street has seen multiple new multi-family redevelopments in recent years. Potential to redevelop building into market-rate loft style apartments. This property is west of Elmwood Village with east access to New York State Thruway I-190. Minutes from Downtown Buffalo and the Canadian/United States border. New \$50 Million movie/film production facility being built within three minute drive to the west of the property as well as a constructed three-story building with nine apartments and a single ground floor commercial space at 386 Grant Street. Bustling with foot traffic. The property is in very close vicinity to Buffalo State university, The Albright-Knox Art Gallery the new US Medical campus, Niagara Street-Rich Products Corporation, and Elmwood Avenue.

PROPERTY HIGHLIGHTS

- Excellent Location
- Ideal Uses: Retail, Conversion to Condominium Loft Units, Apartments, Retail, Storage/Warehouse
- 23,800+/- SF - Five (5) Story Mixed-Use Building
- One (1) 8' Grade Door at rear of building
- Freight Elevator to all floors
- Many new Multi-Family Developments in Area
- First Floor Retail 4,760+/- SF
- 2nd-5th Floor Storage Space consists of 4,760+/- SG on each Floor
- Adjacent to 7-11



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ADDITIONAL PHOTOS

Redevelopment Opportunity Apartments/Lofts, Retail & Warehouse
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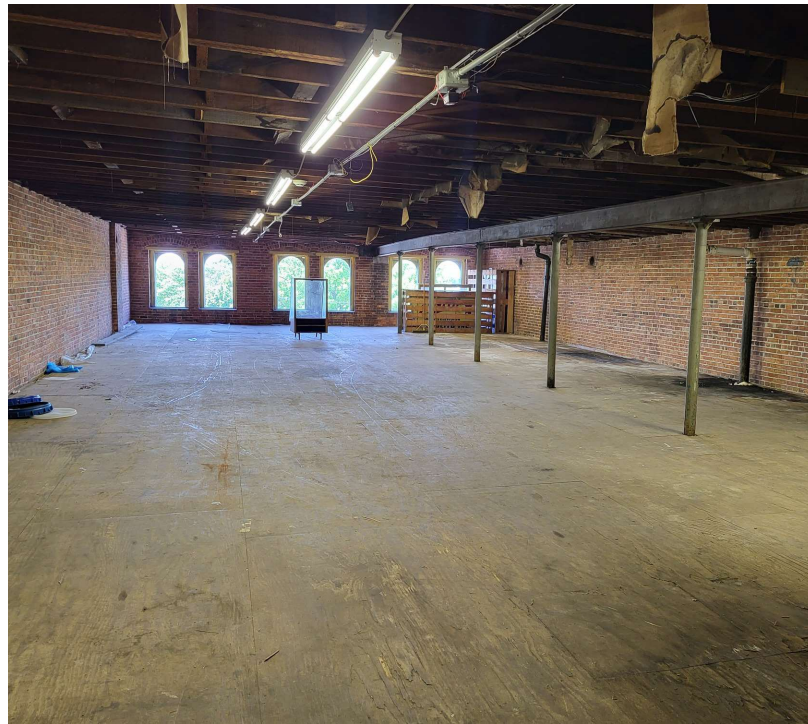


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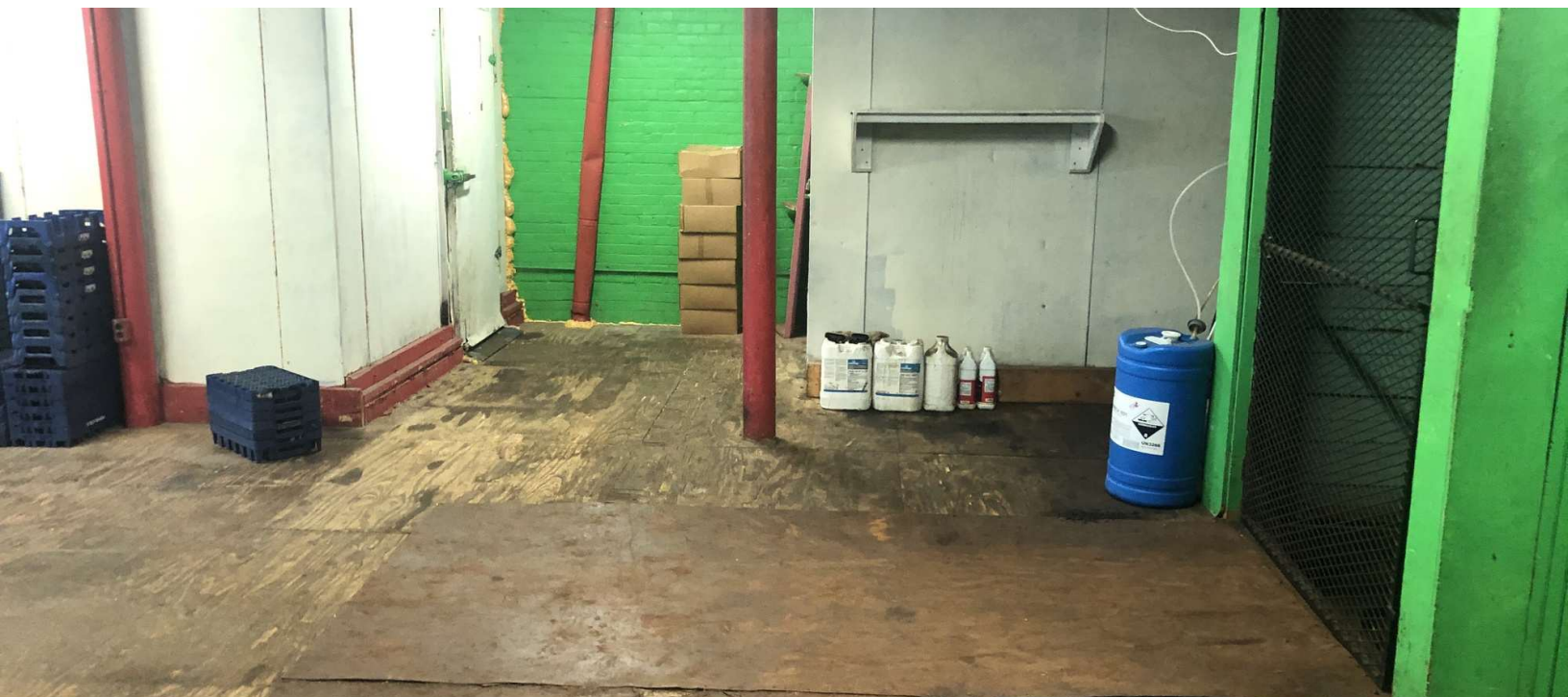


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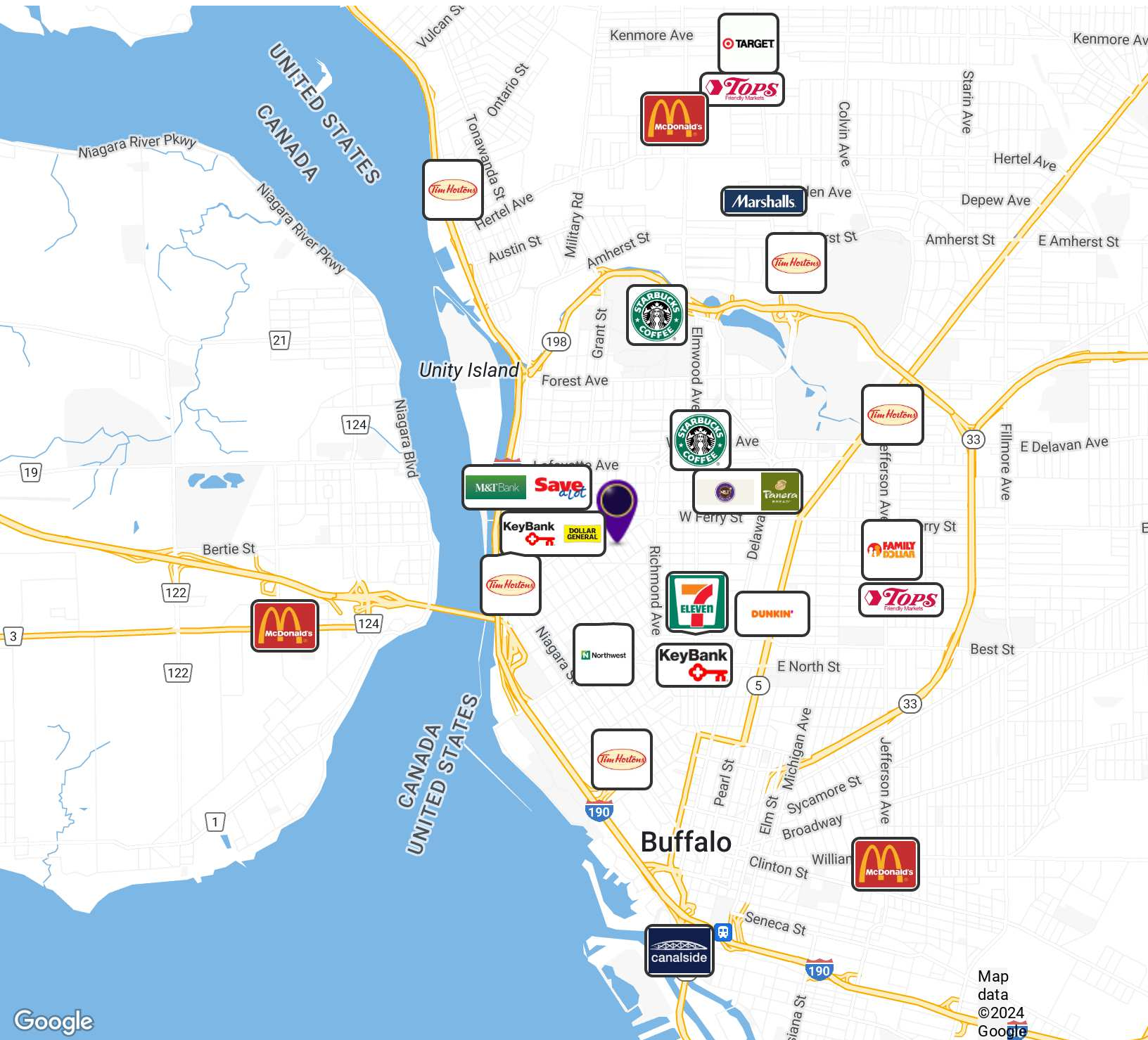


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LOCATION MAP

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