

Fully Leased Educational Building



FOR SALE

FULLY LEASED EDUCATIONAL BUILDING FOR SALE

Property Highlights

- Fully leased school building totaling 18,040 SF on 0.51 acres
- Located just one mile from the heart of Downtown Buffalo
- Ample on-site parking with close proximity to numerous amenities
- Centrally located near the Buffalo Niagara Medical Campus, Allentown, Central Business District, and the Buffalo Club
- Easily accessible location very close to Rt. 33 (Kensington Expressway) and the NYS I-190
- Ideal For: investors, developers, or educational institutions

Building Features

| | |
|---------------|-----------------|
| Building Size | 18,040± Sq. Ft. |
| Lot Size | 0.51± Acres |

| Demographic | 1 Mile | 3 Miles | 5 Miles |
|---------------------|----------|----------|----------|
| Population | 28,365 | 122,560 | 302,685 |
| Average H.H. Income | \$72,588 | \$72,086 | \$72,100 |

Source: ESRI Business Analyst 2025

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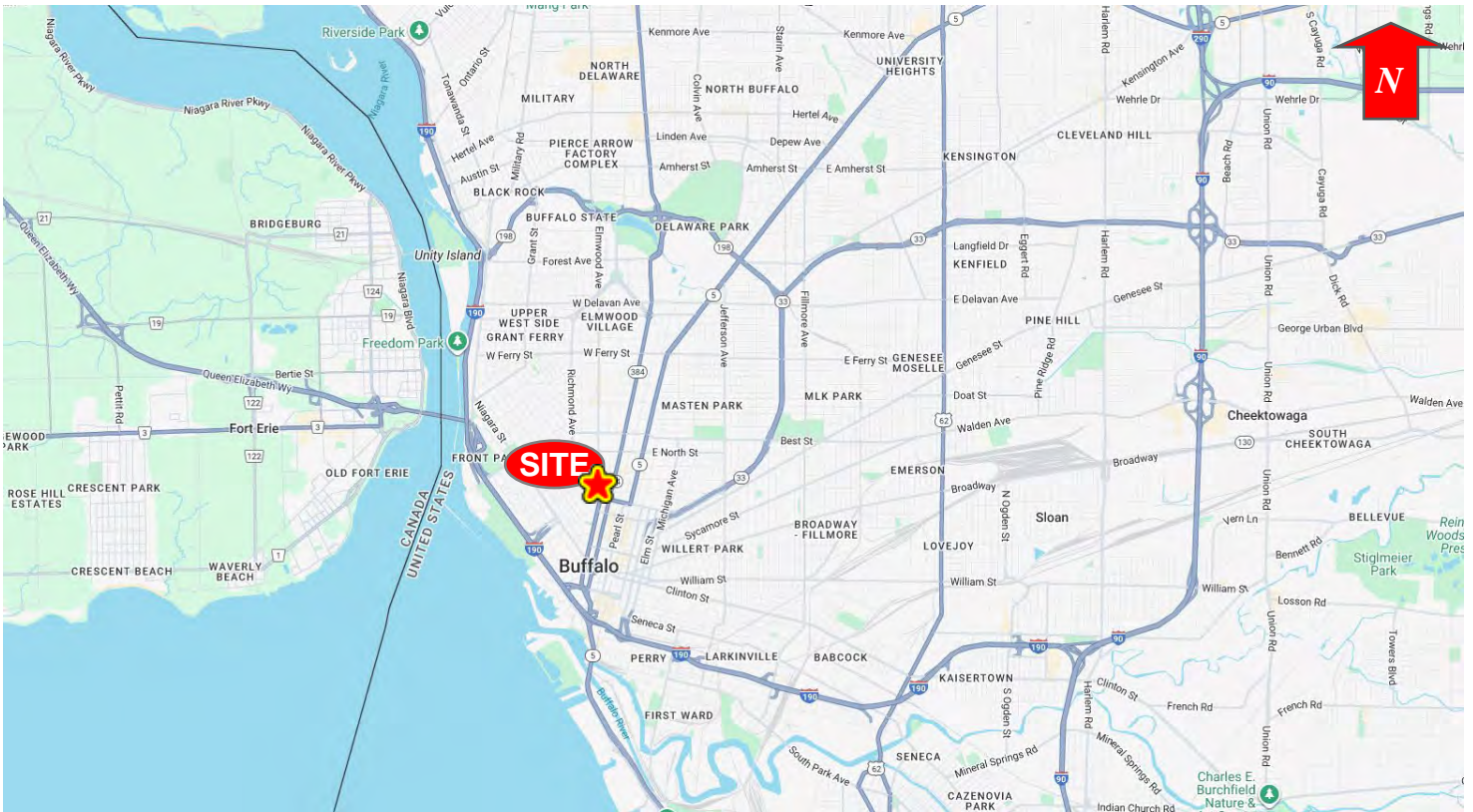
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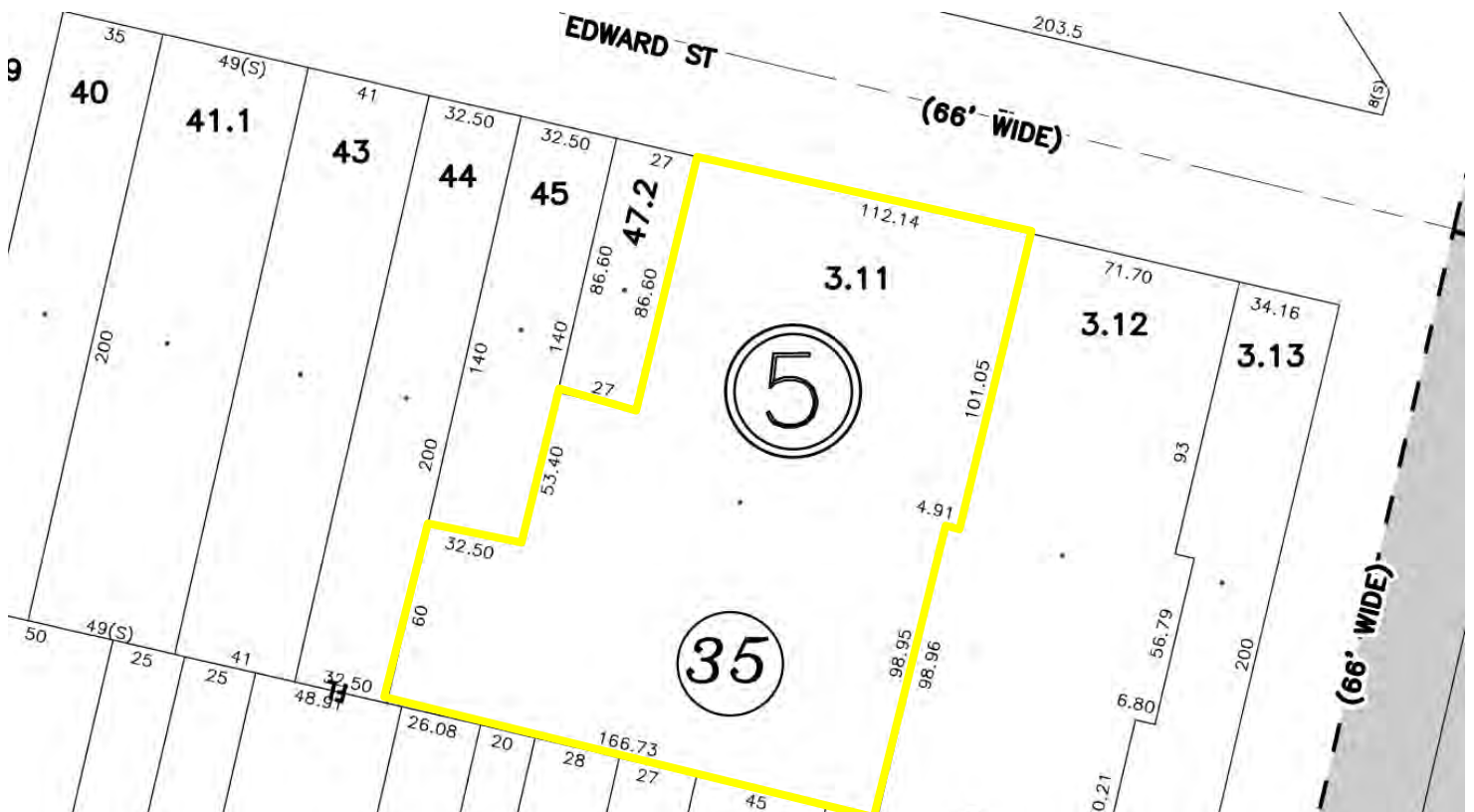


Pyramid Brokerage Company

160 Edward Street
Buffalo, New York



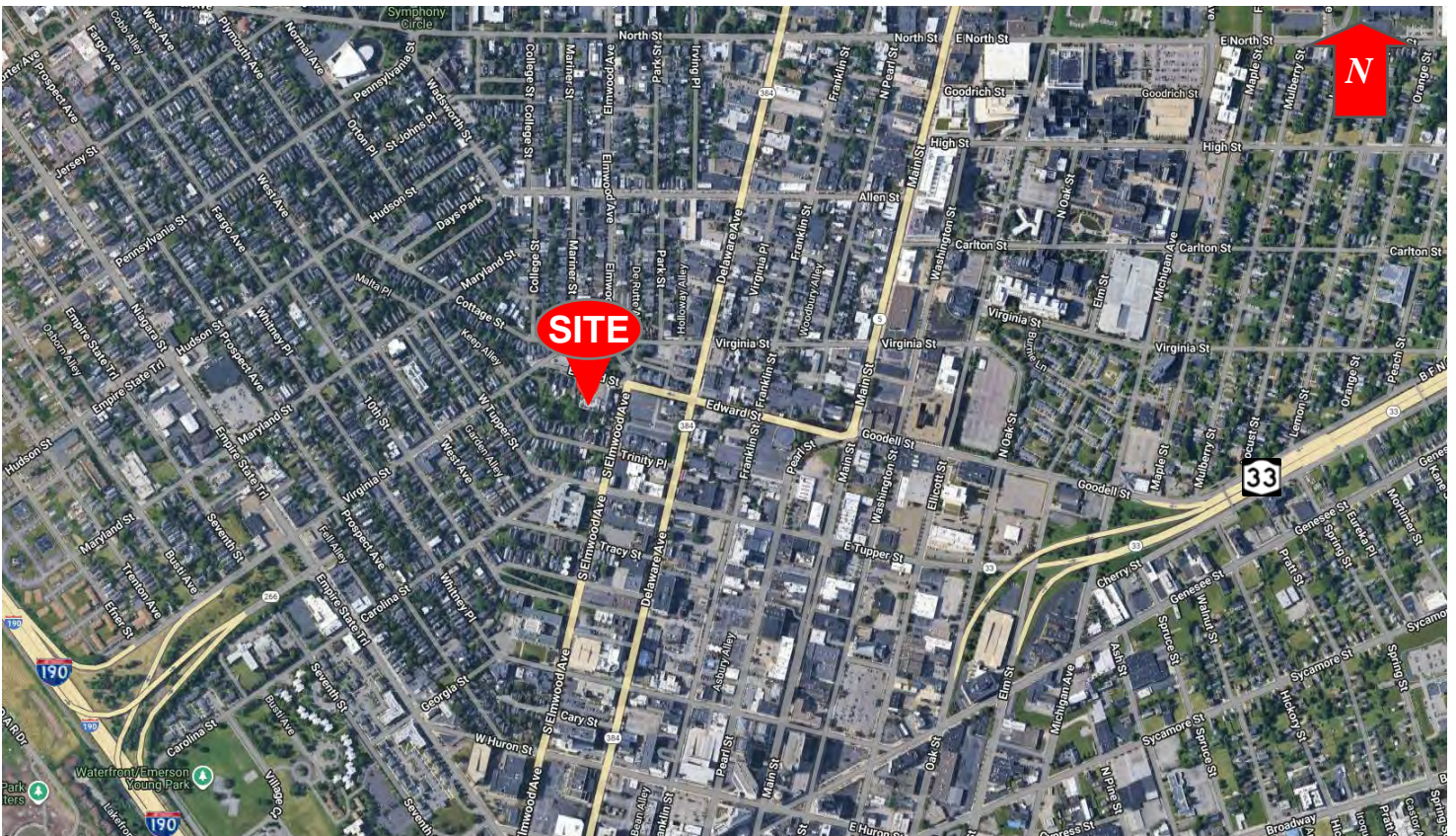
Location Map



Tax Map

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