



## 374 Delaware Ave

Buffalo, New York 14202

### Property Highlights

- Prime frontage on Delaware
- Full service / fully furnished executive office options
- 26 Parking Spaces available
- Anchor tenant in place on the ground level
- Mix of larger offices and in-demand executive suites
- Owner-user looking to partially occupy
- Potential for long term conversion

### Property Overview

Prime value-add investment opportunity in this 30,150 square foot building, built in 1922 with recent renovations, in a coveted N-1C zoned area of Buffalo, NY. This landmark property presents a value add offering for investors seeking a strategic investment in downtown Buffalo market, particularly for high demand executive suite style offices.

### Offering Summary

<b>Sale Price:</b>	Subject To Offer
<b>Building Size:</b>	30,150 SF
<b>Lot Size:</b>	0.42 Acres

### For More Information



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**374 Delaware Ave, Buffalo, NY 14202**

## Sale Price

## Subject To Offer

## Property Information

### Location Information

Street Address	374 Delaware Ave
City, State, Zip	Buffalo, NY 14202
County	Erie
Market	Buffalo
Sub-market	Buffalo CBD
Cross-Streets	Delaware Avenue & Trinity Place

### Building Information

Building Size	30,150 SF
Building Class	B
Occupancy %	50.0%
Tenancy	Multiple
Number of Floors	4
Average Floor Size	7,500 SF
Year Built	1922
Gross Leasable Area	24,581 SF
Construction Status	Existing
Number of Buildings	1

Property Type	Office
Property Subtype	Executive Suites
Zoning	N-1C
Lot Size	0.42 Acres
APN #	111.29-5-7.1
Lot Frontage	124 ft
Corner Property	Yes
Traffic Count	13500

### Parking & Transportation

Parking Type	Surface
Number of Parking Spaces	26





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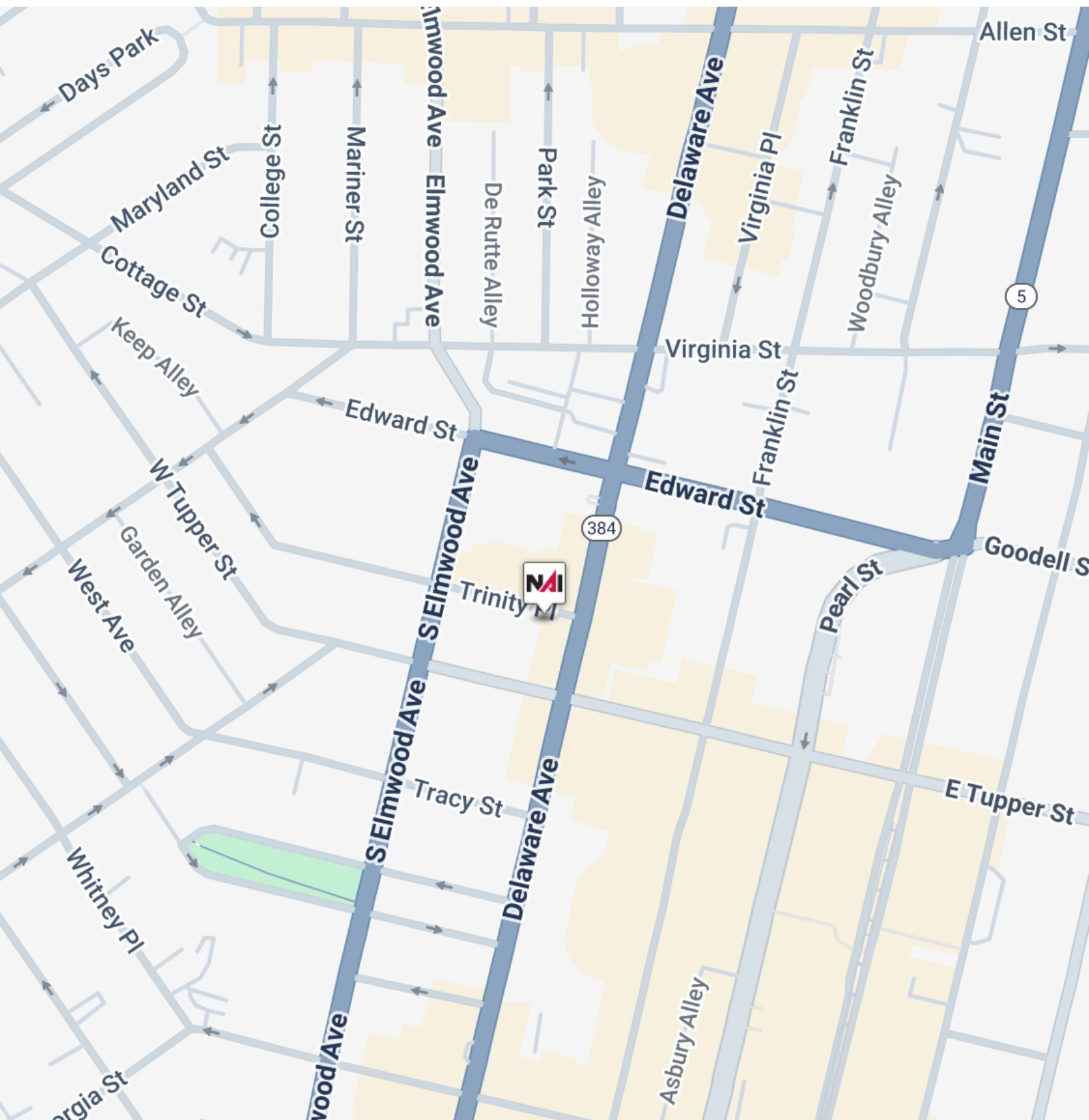
**374 Delaware Ave, Buffalo, NY 14202**







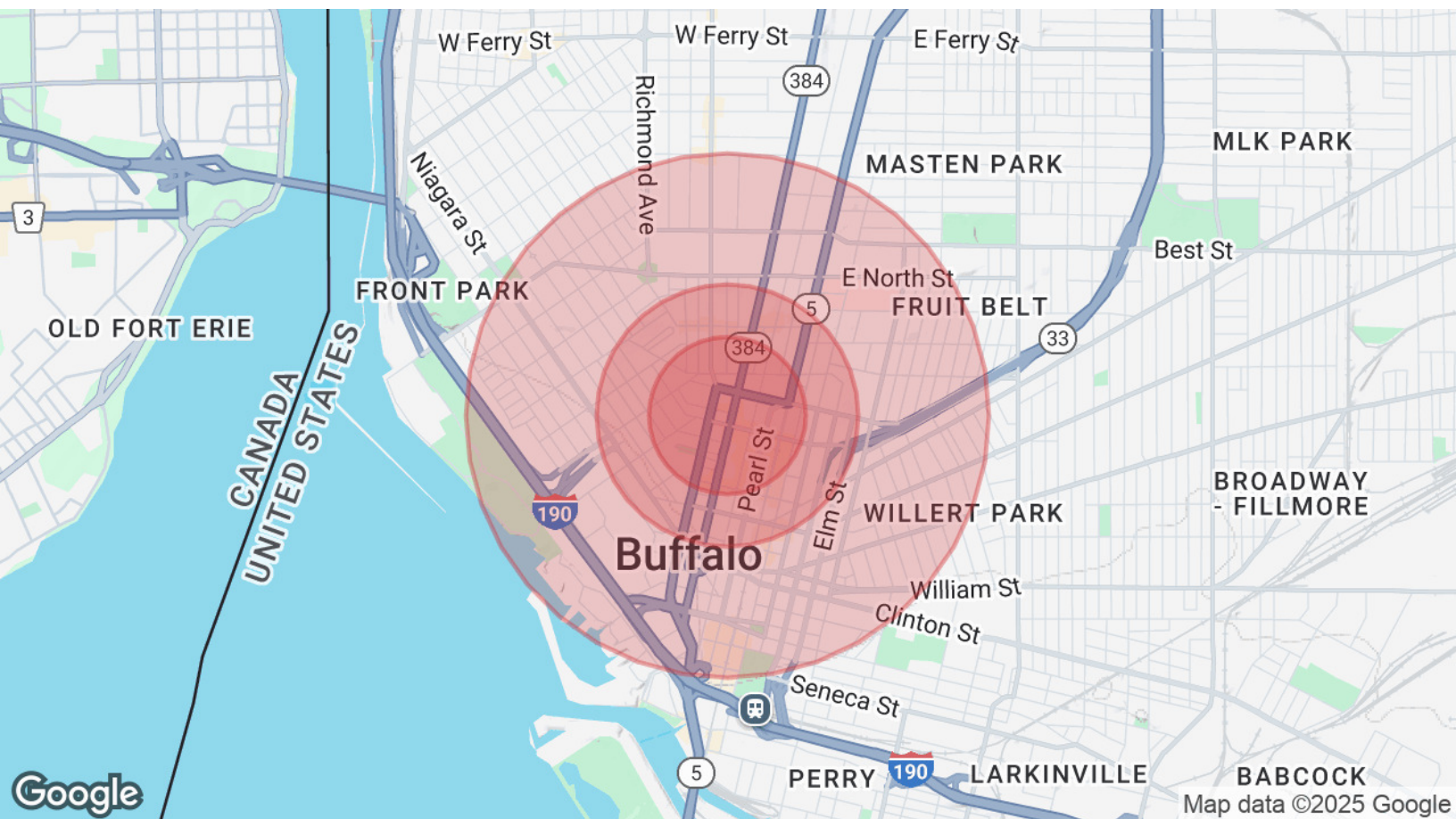




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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	2,385	7,415	25,222
Average Age	38	39	39
Average Age (Male)	39	39	38
Average Age (Female)	38	38	39
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,383	4,243	13,490
# of Persons per HH	1.7	1.7	1.9
Average HH Income	\$78,386	\$74,361	\$64,743
Average House Value	\$450,437	\$457,107	\$398,836

Demographics data derived from AlphaMap