



HANNA  LUXURY

461 LINWOOD AVENUE
BUFFALO, NEW YORK



Opportunities galore with this stunning 3-unit property which offers an exceptional opportunity for investors looking to acquire a tenant-occupied multi-family building with steady rental income or an owner user looking to offset their mortgage payments with rents. The property has been meticulously maintained and can easily be transformed back into a spectacular, show-stopping, single family home of the highest caliber. Situated in the highly desirable Historic Preservation District, the second and third floor units are fully leased with reliable tenants, ensuring immediate cash flow from day one. The building consists of three spacious floors, featuring original woodwork, ornate handles, and historic details that simply cannot be replicated. The impressive first floor is currently being used by the owner as an office. It has a front reception area with fireplace, conference room, formal office with fireplace, bathroom, kitchen, central AC and more. The rental units have updated well-equipped kitchens, in-unit

laundry, comfortable living spaces, and ample natural light. The second-floor unit has high ceilings, two large bedrooms, two full baths, and a spacious family room with beautiful fireplace. The third-floor unit has two large bedrooms, an eat-in kitchen, and rear porch. Upgrades to the electric, circuit breakers, generator, AC and more. Roof (2015). Full basement houses all the mechanics and currently being used for storage. Full concrete driveway, ample parking spaces, and a two-car garage! Located within close proximity to local amenities such as shops, restaurants, parks, and public transportation. This property provides both convenience for tenants and strong potential for long-term value growth. Whether you're looking to expand your real estate portfolio or seeking a chance to live in one of Buffalo's most premier residences, this property offers a fantastic opportunity for investors and homeowners alike. Sqft is 5,272 professionally measured with floorplans provided.



FACTS

BEDROOMS: 4
BATHS: 4 FULL, 1 HALF
STYLE: HISTORIC
SQUARE FEET: 5,272
GARAGE: 2.0, DETACHED
ACREAGE: 0.21
YEAR BUILT: 1900
SCHOOLS: BUFFALO
MLS: B1629784











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Information deemed reliable but not guaranteed.

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