

235, 241, 245 Genesee Street

Buffalo, New York 14204

Seven (7) building portfolio on four (4) parcels for a combined 1.02 AC site that presents a mixed-use or multifamily redevelopment opportunity at the signalized corner of Genesee Street and Michigan Avenue in downtown Buffalo. The site is just a few blocks east of the central business district and south of Buffalo Niagara Medical Campus with nearby highway access to Rt. 33 and I-190. [Click the link to watch the video tour.](#)

Property Highlights

- + 6 commercial buildings and 1 house (approx. 41,000 SF total) on a ±1.02 AC site
 - + 235 Genesee St. - 4,496 SF single-story block building and 3,594 SF three-story brick building on .18 AC (Parcel ID: 111.39-5-5)
 - + 241 Genesee St. - 11,658 SF four-story brick building built ca. 1851 on .17 AC (Parcel ID: 111.39-5-6)
 - + 245 Genesee St. - 19,105 SF industrial building built in 1986 on .57 AC (Parcel ID: 111.39-5-7-1)
 - + 126 Ash St. - 2,323 SF residence on .10 AC built in 1920 (Parcel ID: 111.39-5-9)
- + Frontage: ±231' (Genesee St.), ±99' (Michigan Ave.), 200' (Ash St.)
- + Zoning: N-2C Mixed-Use Center (235, 241, 245 Genesee) and D-C Flex Commercial (126 Ash)
- + Just a few blocks to Buffalo's central business district, Theater District, and Buffalo Niagara Medical Campus
- + 1 block to Route 33/Kensington Expressway; 1 mi. to I-190
- + May be eligible for historic tax credits for two of the buildings

\$1,800,000





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Aerial



235, 241, 245 Genesee Street
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For Sale

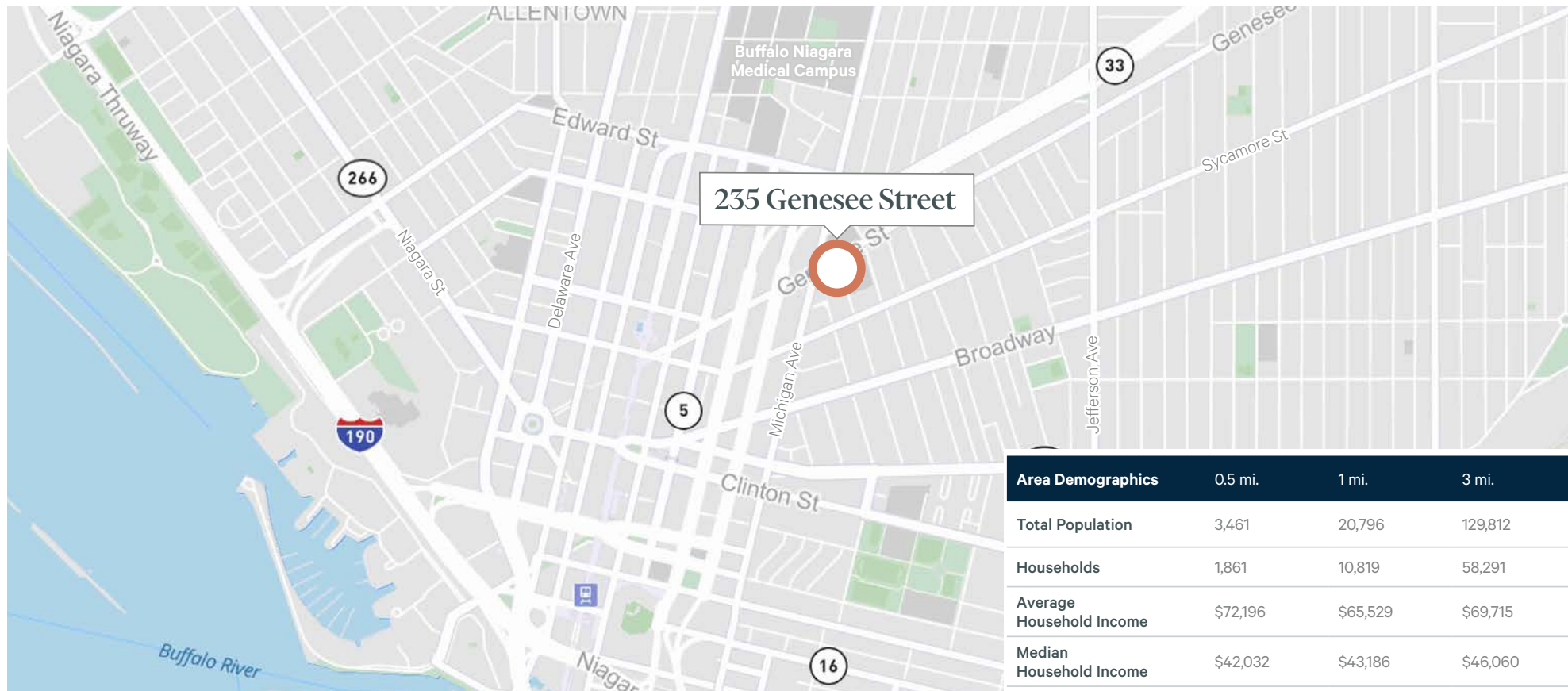




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For Sale



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