

FOR SALE

180 Franklin Street  
Buffalo, New York 14202



Downtown Buffalo CBD Opportunity



## 65,092 ± SF Educational Institution For Sale

### Property Highlights

- Located in the heart of the City of Buffalo's Central Business District, between West Mohawk and West Huron Streets
- Three-story freestanding building with basement
- Conversion to a charter school completed in 2007
- Recent renovations completed in 2022 / 2023
- Easy access to NYS Thruway I-190 & Route 33 Expressway
- NFTA Bus & Metro Rail lines nearby
- Close to US, State, County and City offices and courthouses, Chippewa Entertainment District, Buffalo Convention Center, Buffalo-Niagara Medical Campus, Canalside Entertainment District, Key Bank Center and Sahlen Field
- Proximate to many area amenities including restaurants, bars, banks, retail, theatre, hotels, and offices
- Ideal for: charter school, educational facility, office conversion, residential redevelopment, mixed-use development

### Contact

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### Building Features

Total Building Size	65,092 ± Sq. Ft.
Lot Size	0.60 ± Acres
Zone	N-10 (Downtown/Regional Hub)

### Demographics

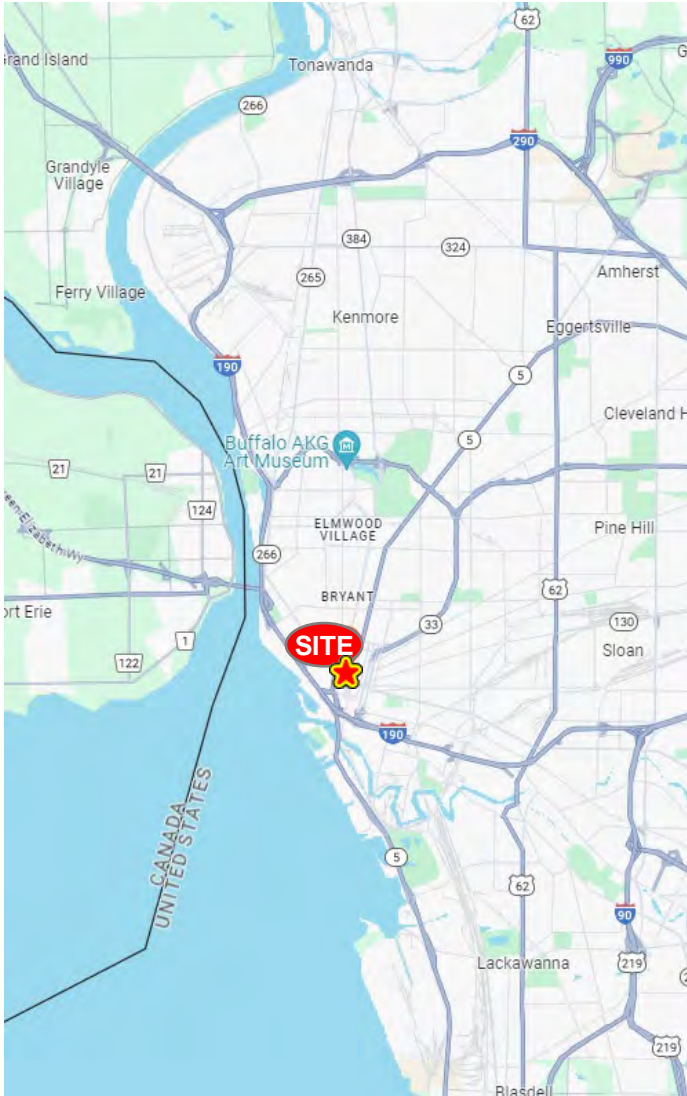
	1 Mile	3 Miles	5 Miles
Daytime Population	69,618	171,002	323,806
Average H.H. Income	\$71,898	\$67,100	\$67,205

Source: ESRI Business Analyst 2023

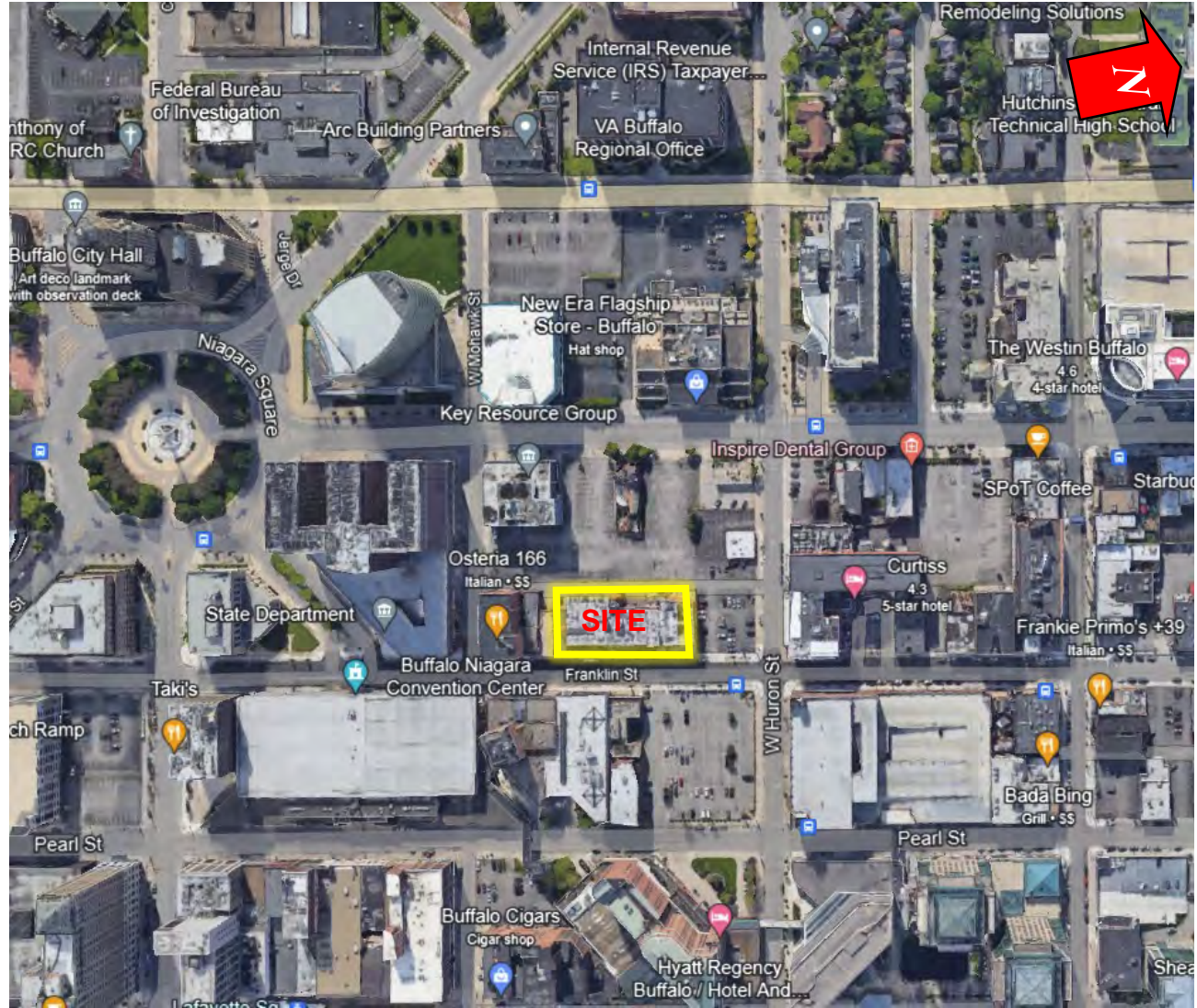
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180 Franklin Street | Buffalo, NY



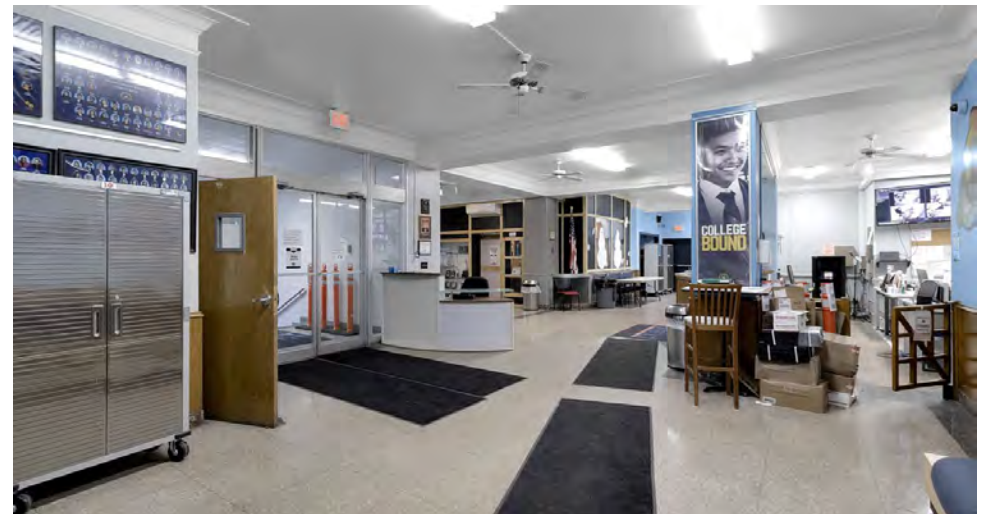
Location Map



Aerial

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180 Franklin Street | Buffalo, NY



Property Photos

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