

**FOR SALE**

# 30 Manitoba Street, Buffalo, NY 14206

**BRICK INDUSTRIAL BUILDING NEAR BAILEY**



**Two story brick warehouse** located on north side of Manitoba Street, west of Bailey Avenue.

- Suitable for loft apartment conversion
- 10ft overhead door
- Full basement
- 1 truck dock
- 12 ft ceilings
- Wood floors

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	7,195	120,356	295,156
<b>Total Households</b>	3,210	53,320	129,356
<b>Ave. Annual Income</b>	\$25,630	\$34,154	\$39,357

## PROPERTY OVERVIEW

<b>Lot Size</b>	0.20 +/- AC
<b>Total SF</b>	14,456 +/- SF
<b>Year Built</b>	1900
<b>Stories</b>	2

## Lena Rechin

Licensed Real Estate Salesperson

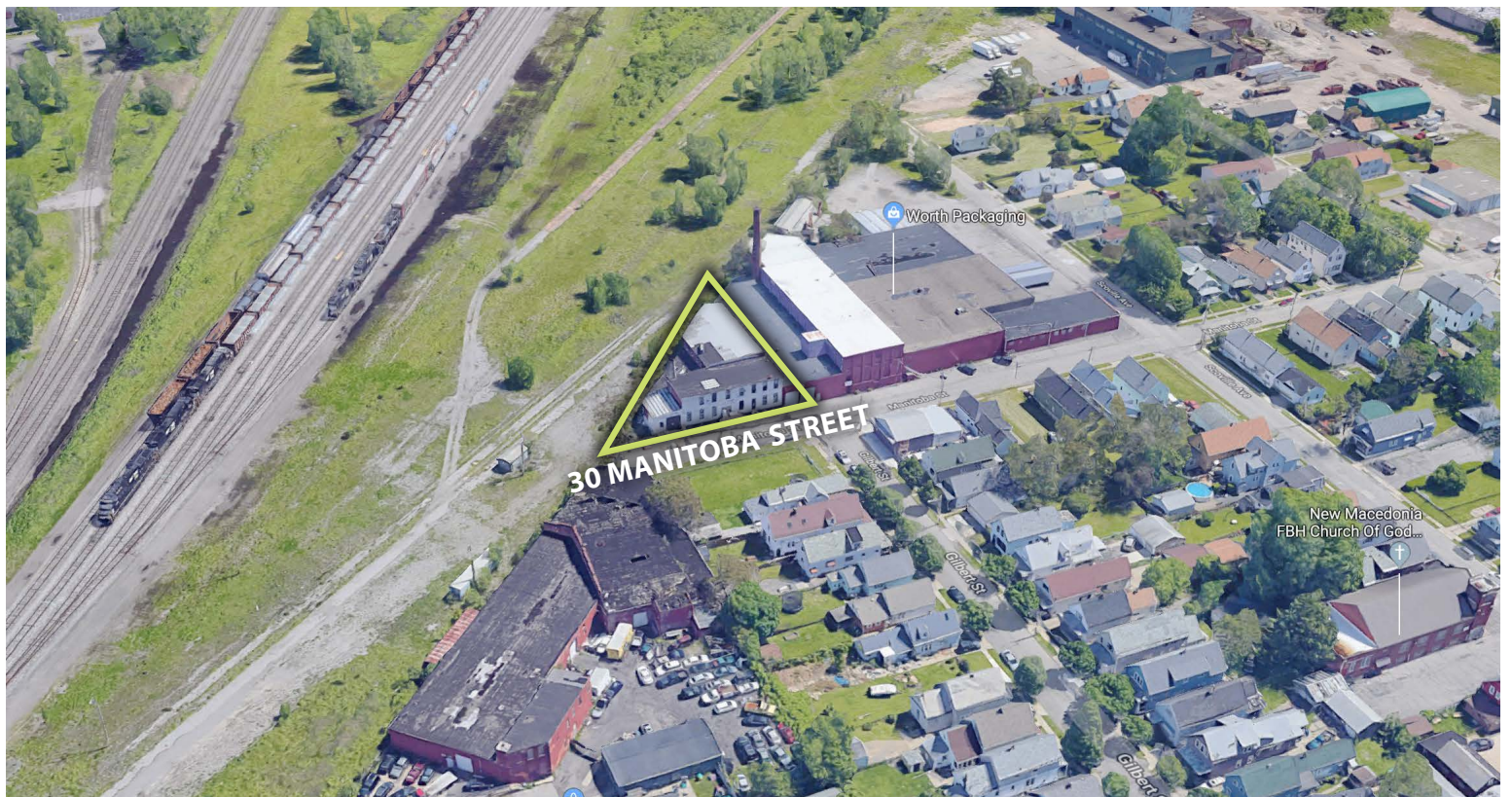
Direct: (716) 288-6530

Email: lrechin@huntcommercial.com

**HUNT Commercial  
Real Estate Corp.**

**The Hastings Group**

403 Main Street, Suite 400  
Buffalo, New York 14203



**HUNT**  
Since 1911  
COMMERCIAL

hastings real estate  
**SALE  
LEASE  
886-DEAL**

**HUNT Commercial  
Real Estate Corp.**  
**The Hastings Group**  
403 Main Street, Suite 400  
Buffalo, New York 14203

The information, statements, and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. All offerings subject to errors, prior sale, lease, or withdrawal without notice.