

FOR SALE

THE ALEXANDRE APARTMENTS

510 WASHINGTON STREET

BUFFALO, NEW YORK

CONTACT

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OFFERING MEMORANDUM



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OFFERING MEMORANDUM DISCLAIMER

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The terms and conditions set forth above apply to this Brochure in its entirety.



EXECUTIVE SUMMARY

Cushman & Wakefield | Pyramid Brokerage Company is pleased to present a premier investment opportunity in the heart of Downtown Buffalo. The property located at **510 Washington Street** is a **luxury 12-unit multifamily/mixed use building**, offering a rare chance to acquire a high-quality asset in Buffalo's Central Business District.

This meticulously maintained building features 12 upscale residential units and first floor commercial space. Its prime location provides immediate access to major employers, entertainment venues, public transportation, and benefits from the momentum of downtown revitalization efforts.

This offering represents a compelling opportunity for investors seeking a turnkey asset with strong fundamentals and long-term value.

**FOR FURTHER DETAILS OR TO ARRANGE A TOUR, PLEASE
CONTACT THE EXCLUSIVE AGENT AT CUSHMAN & WAKEFIELD |
PYRAMID BROKERAGE COMPANY.**

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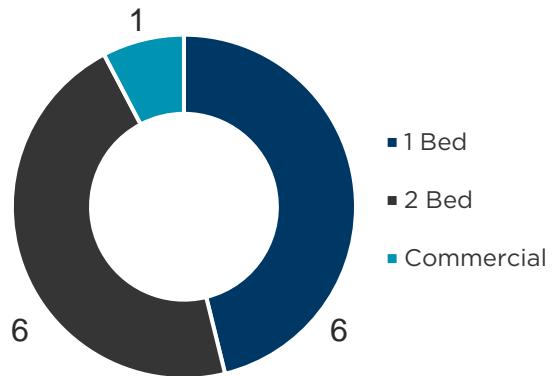
PROPERTY INFORMATION



PROPERTY DETAILS

TAX ID	111.46-9-6
BUILDING SIZE	19,530+ Sq. Ft.
LOT SIZE	0.065+ Acres
STORIES	Seven (7)
UNITS	Twelve (12) Apartments One (1) Commercial
UNIT MIX	(6) 1 bed / 1.5 bath (6) 2 bed / 2 bath 1,350 SF Retail
YEAR BUILT / RENOVATED	1920 / 2018
ZONING	N-12 Urban Core Downtown Hub

UNIT SUMMARY



PROPERTY HIGHLIGHTS



APARTMENT AMENITIES

- 12-foot-high ceilings
- Open floor plans
- Modern fireplaces
- Large windows
- Central air conditioning
- Washer & Dryer in every residence



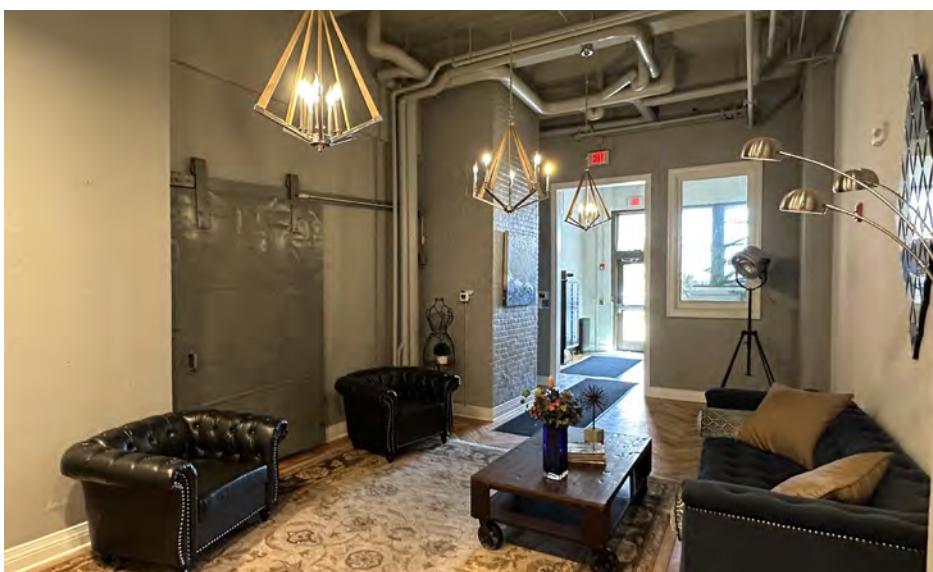
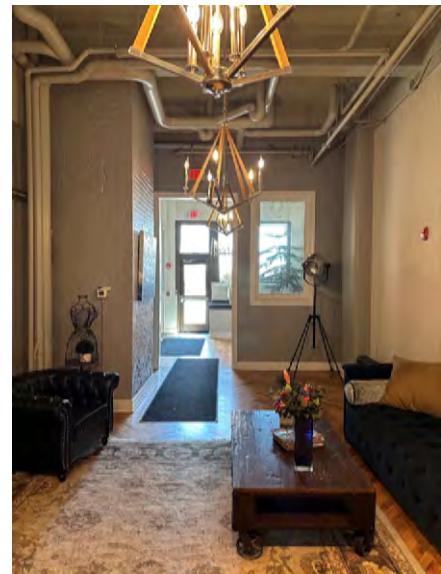
KITCHEN AMENITIES

- Natural quartz counter tops
- Natural gas cooking
- Microwave Oven
- Dishwasher
- Wine Refrigerator
- Garbage disposal



ADDITIONAL FEATURES

- Completely renovated in 2018
- Class A Apartment Building
- First-floor commercial space
- Handicap accessible
- State of the art security system
- Storage rooms in basement for each residence
- Fully sprinklered
- Central Business District location



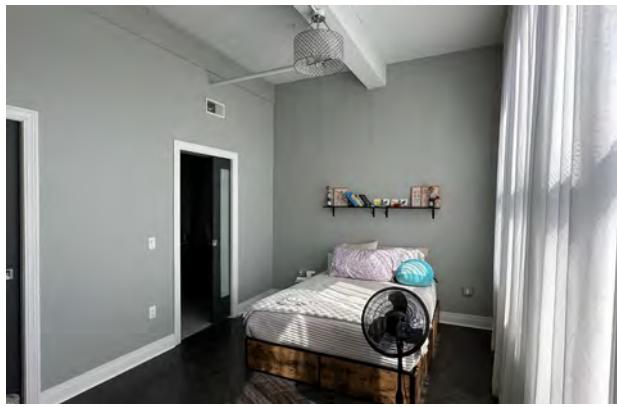
PROPERTY PHOTOS

510 Washington Street



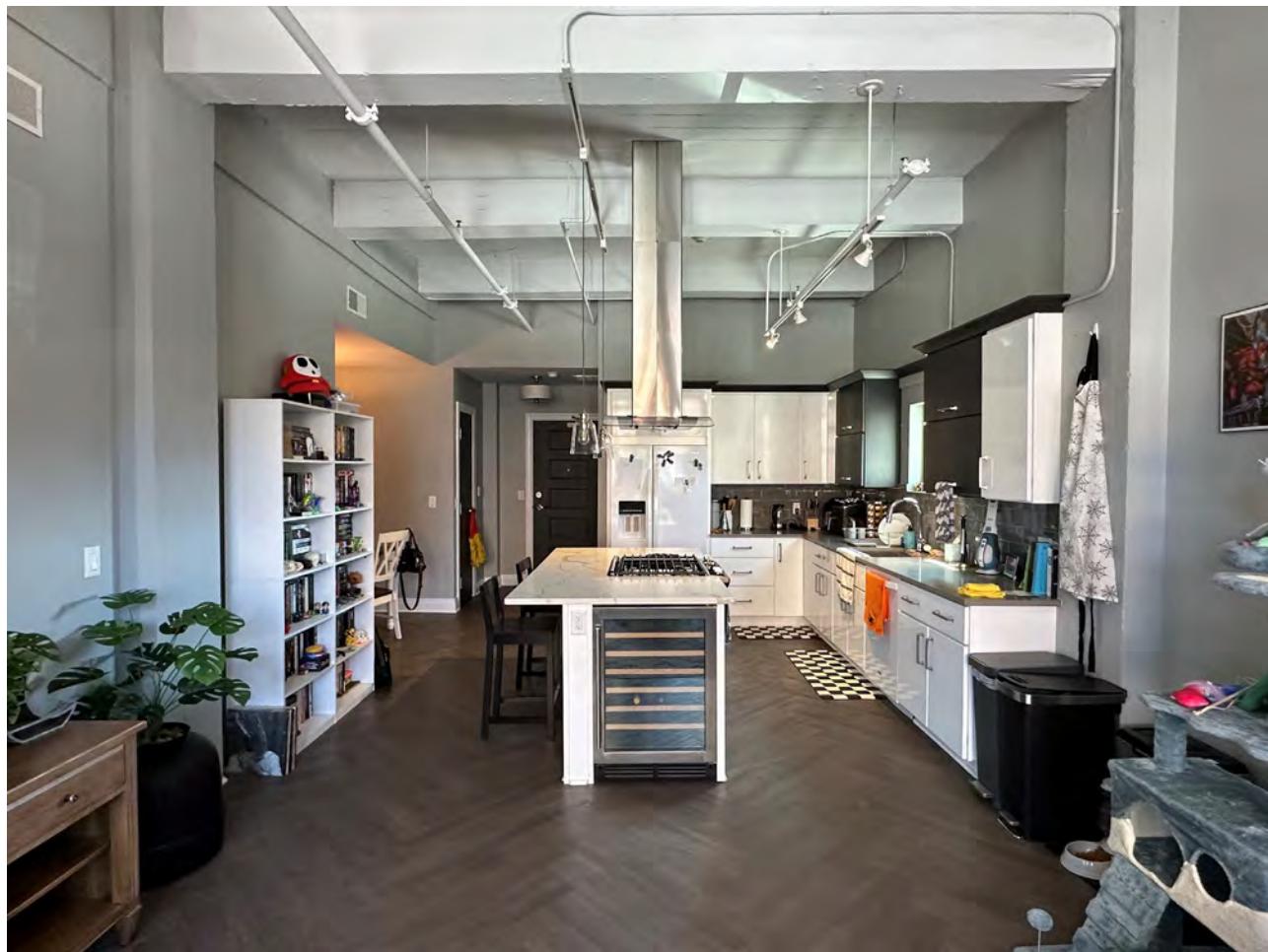
PROPERTY PHOTOS

510 Washington Street



PROPERTY PHOTOS

510 Washington Street



PROPERTY FLOOR PLANS

2 Bed / 2 Bath



EAST APARTMENT

Scale: 1/8" = 1' - 0"

Alexandre Apartments LLC ©2017
510 Washington St Buffalo, NY, 14203

PROPERTY FLOOR PLANS

1 Bed / 1.5 Bath



WEST APARTMENT

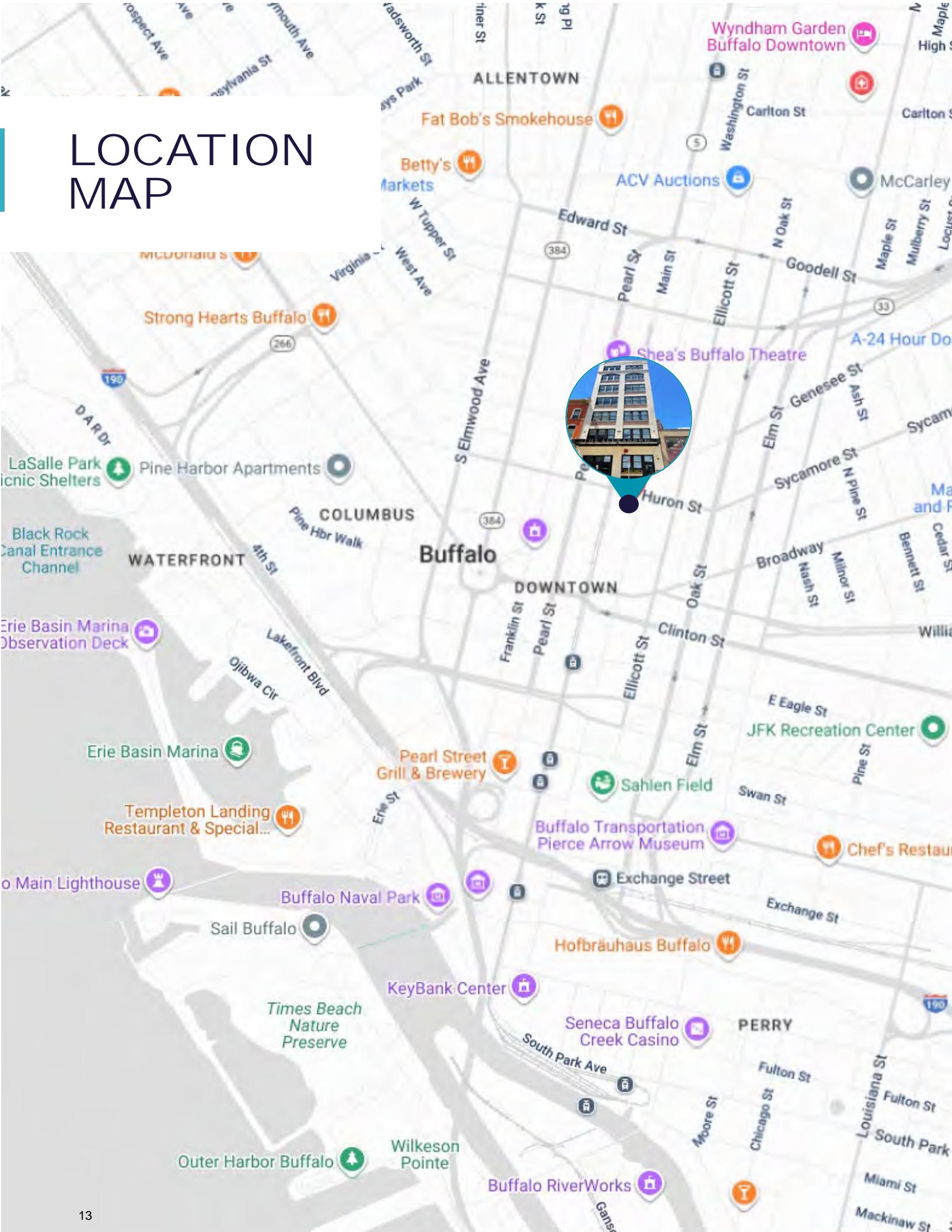
Scale: 1/8" = 1'-0"

Alexandre Apartments LLC ©2017
510 Washington St Buffalo, NY, 14203

PROPERTY AERIAL



LOCATION MAP





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