

Cross Property 360 Property View

898 Genesee Street, Buffalo City-140200, NY 14211

Listing



MLS#: **B1571412** Commercial/Industrial **A-Active**
898 Genesee St VR Pricing: **No** List Price: **\$749,999**
 County: **Erie** Zip: **14211**
 Town/City: **Buffalo** Pstl City: **Buffalo** Cross St: **Herman St**
 Area#: **Buffalo City-140200**
 Acres: **0.15**
 Subdivision: Lot Front: **38**
 TxMap#: **140200-100-750-0004-037-000** Lot Depth: **0**
 City Nghbrhd: **Kensington** Lot Shape:
 School Dist: **Buffalo** Lot #: **37**
 Type of Sale: **Normal** Lot SqFt: **8,783**
 High School: Gr SqFt: **10,908**
 Middle School: Trans Type: **Sell**
 Elem School: Year Built: **1916**
 State: **NY - New York** Yr Blt Desc: **Existing**
 # Attach: **1**
 # Photo: **34**

Recent Change: **10/10/2024 : NEW : ->A**

Listing Office Information

Offc Name: **Red Hawk Real Estate (RDHK01)**
 Offc Addr: **708 Pine Ave
 Niagara Falls, NY 14301**
 LA Name/ID: **Rabia Ellahi (ELLAHIRA)**
 LA Email: **ra5ellahi@gmail.com**
 LA Dir Phone/Fax: **347-553-7406**
 Owner Name: **Black Pearl LLC**
 Owner 2:
 Owner Addr: **60 Knoche Way
 Orchard Park, NY 14127**

Offc Lic#: **10991238542**
 Offc Phone: **347-553-7406**
 Offc Fax:
 LA Cell # **347-553-7406**
 LA Acpts Txt: **Yes**
 LA License #: **10491212375 (NY)**

Seller Attorney:
 Listing Type: **Exclusive Right To Sell** Spc Conditions: **No**
 Service Type:
 Negotiation w/: **Listing Broker Only**
 Show Appt/Desc: **3475537406/Agent; Call List Agent for Showing Instructions**
 Private Rmrks:

Exclusions:
 Seller Atty Email:
 List Date: **10/10/2024**
 Expire Date: **10/09/2025**
 DOM: **2**

This property presents a rare opportunity for a versatile investment, offering a turn-key restaurant with all equipment and furniture included, ready for immediate operation. Recently updated 3 bedroom inside the building, could be used for the office. In addition, it features a commercial/industrial warehouse with its own loading/unloading door and ample storage space, ideal for various business needs. The warehouse, recently updated with a new roof, provides potential for additional income or multi-use purposes. With its mix of restaurant and commercial space, this property is ideal for someone seeking a ready-to-go business with the flexibility to expand or lease out the warehouse.

Branded VT:
 Unbranded VT:
 Aerial Drone Video:
 Virtual Tour 3D:
 Ad Headline:
 Ad Copy:
 Sub Board: **Buffalo**
 Attribution Contact:

General Information

Category: **Business Opportunity, Commercial, Mixed Use** Tot Units:
 Sale Incl: **Equipment, Inventory, Land, Building and Business** # Stories: **1.0** Office SqFt:
 Type Bldg: **Residential, Restaurant / Food, Warehouse** # Bldgs: **2** Manuf SqFt:
 Bus Name: Franchise: **No** Res SqFt:
 Bus Type: Avail Prkg: **0** Retail SqFt:
 Elec Svc: Mx Ceil Hgt: Whrse SqFt:
 Prop Use: Mx OH Dr: Vacant SqFt:
 Location: **Business District, Residential** On Wtrfrt: **No**
 Floor: Name:
 Parking: **0** Island/Name: **No**
 Zoning: **N-3E** Basement: **Full**
 Water Related Features: Loading:
 Water Frontage Access:

Public Remarks: **This property presents a rare opportunity for a versatile investment, offering a turn-key restaurant with all equipment and furniture included, ready for immediate operation. Recently updated 3 bedroom inside the building, could be used for the office. In addition, it features a commercial/industrial warehouse with its own loading/unloading door and ample storage space, ideal for various business needs. The warehouse, recently updated with a new roof, provides potential for additional income or multi-use purposes. With its mix of restaurant and commercial space, this property is ideal for someone seeking a ready-to-go business with the flexibility to expand or lease out the warehouse.**

Directions: **On Genesee St**

Utilities Information

HVAC Type: **AC-Central, Heat-Central** Sewer/Water: **Public Sewer Connected**
 Heating Fuel: **Gas** Boiler Type:

Heating Fuel: Gas
Type of Well: None
Energy Eqpt: Other

Owner Type:
Well Location:

Additional Information

Living Qtrtrs: **Yes/Apartment**
Available Docs: **Other - See Remarks**
Bldg Misc: **Furniture/Equipment**
Public Trans:
Total # Residential Units: **1**
Studio:
1 Bed:
2 Bed:
3 Bed: **1**

of Leases:
Construction: **Brick, Concrete**
Roof: **Flat**
Accessibility:
Seller Desires:

Docks:
Rooms: **5**
Trk Bays:
Employees:

Yrs Estb:
Seat Cap:

Financial Information

Possible Fin: **Cash, Commercial Loan, Conventional**

1st Mtg Bal: **\$0**
2nd Mrt Bal: **\$0**
Escrow Agt/Bnk: **Red Hawk Realty/M & T**
Gross Annl Inc:
Annl Op Exp:
PriceChg Time:
Inc/Exp Info: **Estimated**
Op Exp Incl: **Advertising, Electric, Other - See Remarks, Snow Plow, Supplies, Utilities, Water**

Equity: **\$749,999**
Tax Info:
Assess Val: **\$60,000**
Annl Spc Assess: **\$0**
Net Op Income:

Town/Cnty Tax: **\$179**
City/Vil Tax: **\$739**
School Tax: **\$523**
Total Taxes: **\$1,441**
Orig. List Price: **\$749,999**

Display & Occupancy Information

Possession: **After Closing**
Internet: **Yes** Inet St Addr: **Yes** IDX: **Yes** Lockbox Serial #: AVM: **Yes** Blog: **No** Realtor.com: **Yes**
Vacancy Rate:

Rabia Ellahi
NY Licensed R.E. Broker

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Red Hawk Real Estate
708 Pine Ave Niagara Falls, NY 14301

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