

# 8,534+/- SF RETAIL SPACE

2036 S Park Ave, Buffalo, NY 14220



## OFFERING SUMMARY

Sale Price:	\$600,000
Available SF:	1,000 SF
Lease Rate:	\$2,000.00 per month (Gross)
Lot Size:	0.43 Acres
Year Built:	1970
Building Size:	8,534 SF
Zoning:	COMMERCIAL
Price / SF:	\$70.31

## PROPERTY OVERVIEW

This retail building is currently available for both sale and lease. With approximately 1,000 up to 1,500 SF of frontage available for retail or office space, this property is ideal for a number of different businesses. Additional garage space located in the rear that currently has one existing tenant providing income to the property. Access off of Sheffield to a rear parking lot. The owner is also willing to sell the property As Is and its current condition. The neighboring property could also be available for sale if someone was looking to invest in the entire corner property, more information and details can be provided. This investment opportunity includes multiple tenants, apartments, and additional retail/land on the corner of South Park Ave.



**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
www.recckio.com

## PROPERTY SUMMARY

# 8,534+/- SF RETAIL SPACE

2036 S Park Ave, Buffalo, NY 14220



### LOCATION DESCRIPTION

Located on S. Park Ave. in South Buffalo. This property is centrally located between Abbott Road and McKinley Parkway. Directly across the street from the post office, this property is within close proximity to other businesses on S. Park Ave., numerous residential houses, and major expressways such as New York state Thruway I-90 and I-190

### PROPERTY HIGHLIGHTS

- Spacious 8,534 SF building for ample retail space
- Zoned COMMERCIAL, ideal for retail and street retail investment
- Prime location in the vibrant Buffalo area
- Versatile layout to accommodate various retail concepts
- High visibility with significant foot and vehicle traffic
- Ample parking to accommodate customers and employees
- Well-maintained exterior and interior for immediate use
- Strong investment potential in a sought-after retail market



**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
www.recckio.com

ADDITIONAL PHOTOS

# 8,534+/- SF RETAIL SPACE

2036 S Park Ave, Buffalo, NY 14220



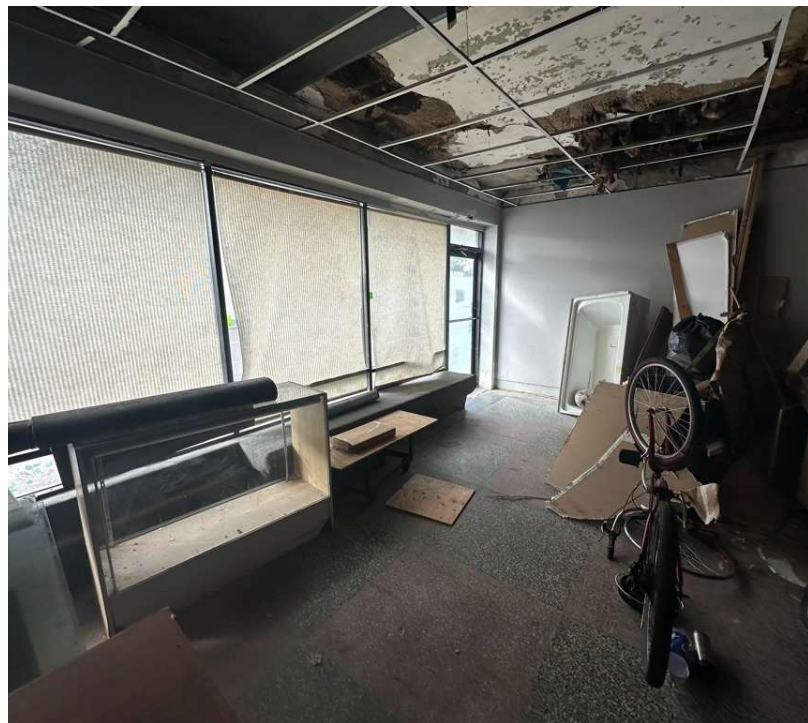
**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
www.recckio.com

ADDITIONAL PHOTOS

# 8,534+/- SF RETAIL SPACE

2036 S Park Ave, Buffalo, NY 14220



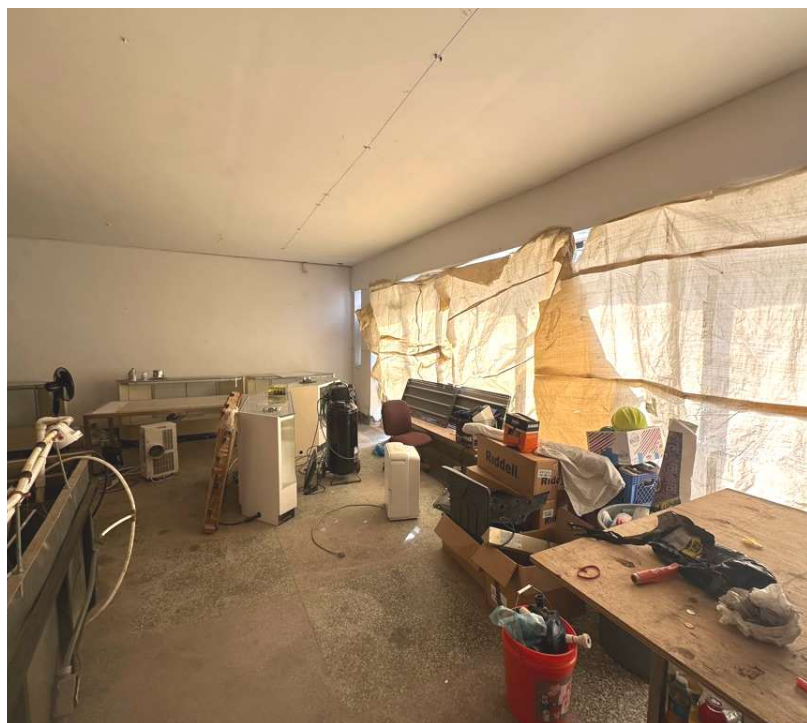
**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
www.recckio.com

ADDITIONAL PHOTOS

# 8,534+/- SF RETAIL SPACE

2036 S Park Ave, Buffalo, NY 14220

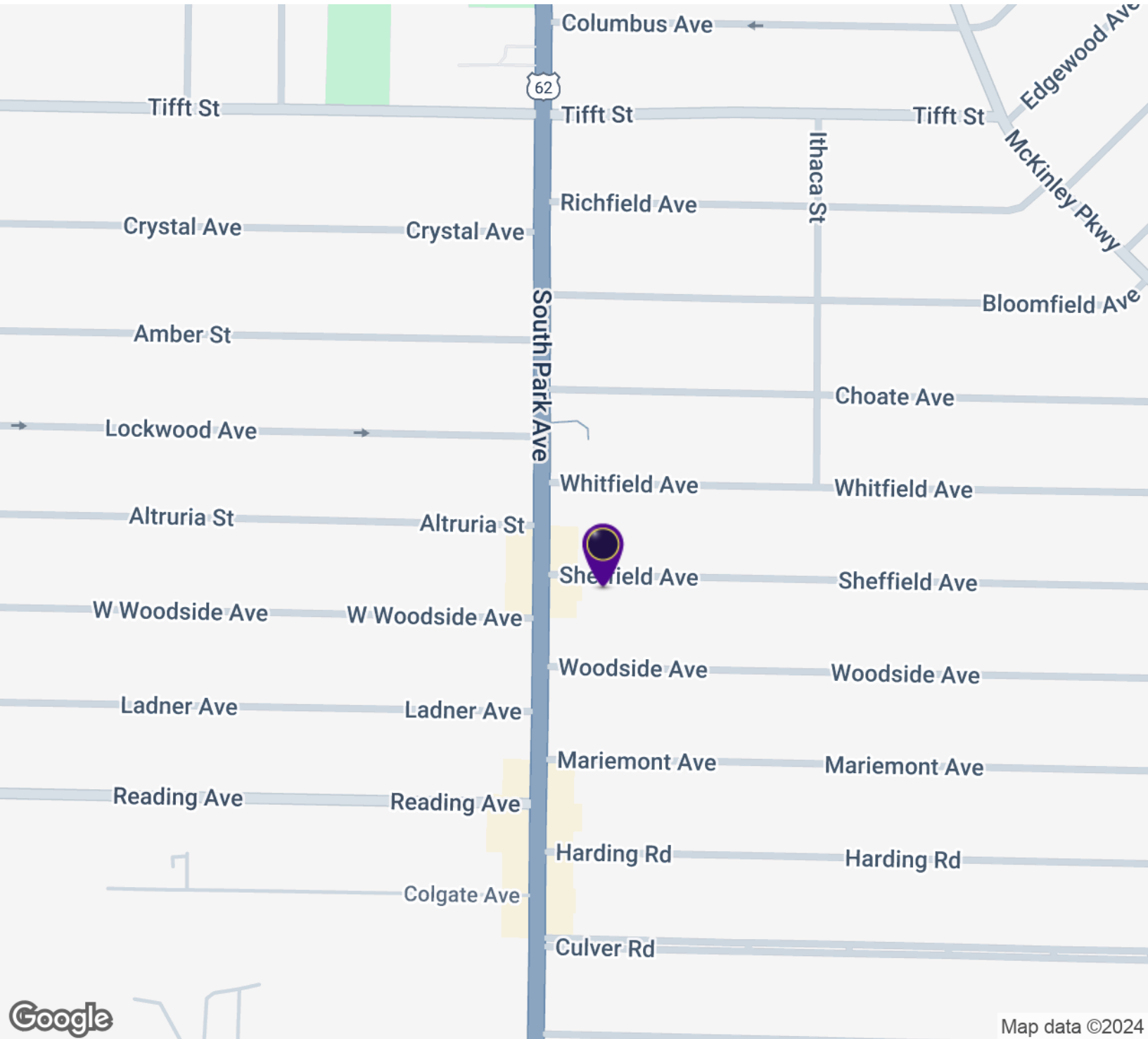


**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
www.recckio.com

# 8,534+/- SF RETAIL SPACE

2036 S Park Ave, Buffalo, NY 14220



**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
www.recckio.com

## AREA ANALYTICS

# 8,534+/- SF RETAIL SPACE

2036 S Park Ave, Buffalo, NY 14220

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,667	83,800	201,505
Average Age	40	40	41
Average Age (Male)	39	39	40
Average Age (Female)	42	41	42

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,108	36,610	89,792
Persons per HH	2.3	2.3	2.2
Average HH Income	\$76,418	\$68,438	\$70,603
Average House Value	\$229,985	\$192,952	\$225,279
Per Capita Income	\$33,225	\$29,755	\$32,092

Map and demographics data derived from AlphaMap



**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
www.recckio.com