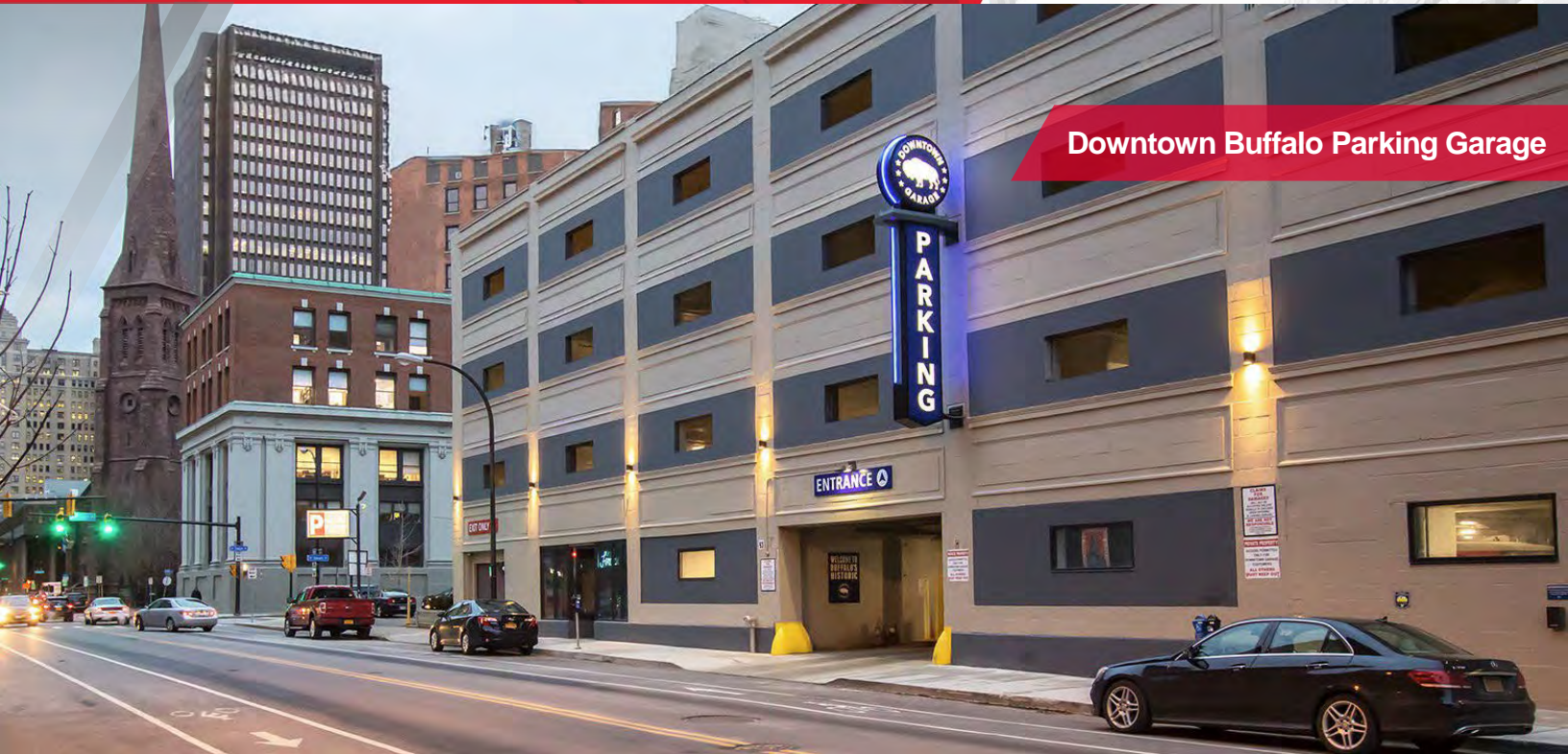


FOR SALE

93 Pearl Street

Buffalo, NY



Downtown Buffalo Parking Garage

78,680_± SF Downtown Buffalo Parking Garage

Property Highlights

- Rare investment opportunity in the heart of Downtown Buffalo
- Five-level, 270 space parking garage
- 100% automated and open 24/7
- N-1D Zoning
- Excellent location close to Sahlen Field, Canalside, Cobblestone District, and within Buffalo's Central Business District
- High-demand parking area serving downtown businesses, entertainment and tourists
- Easy access to NYS Thruway I-190 & Route 33 Expressway
- Nearby amenities include restaurants, banks, hotels, and postal services
- Ideal for: owner-user parking or investment

Features

Total Size	78,680 _± Sq. Ft.
Levels	Five (5)
Parking Spaces	270
Lot Size	0.45 _± Acres
Zoning	N-1D

Contact

TYLER A. BALENTINE
Real Estate Salesperson
+1 585 507 1500
tbalentine@pyramidbrokerage.com

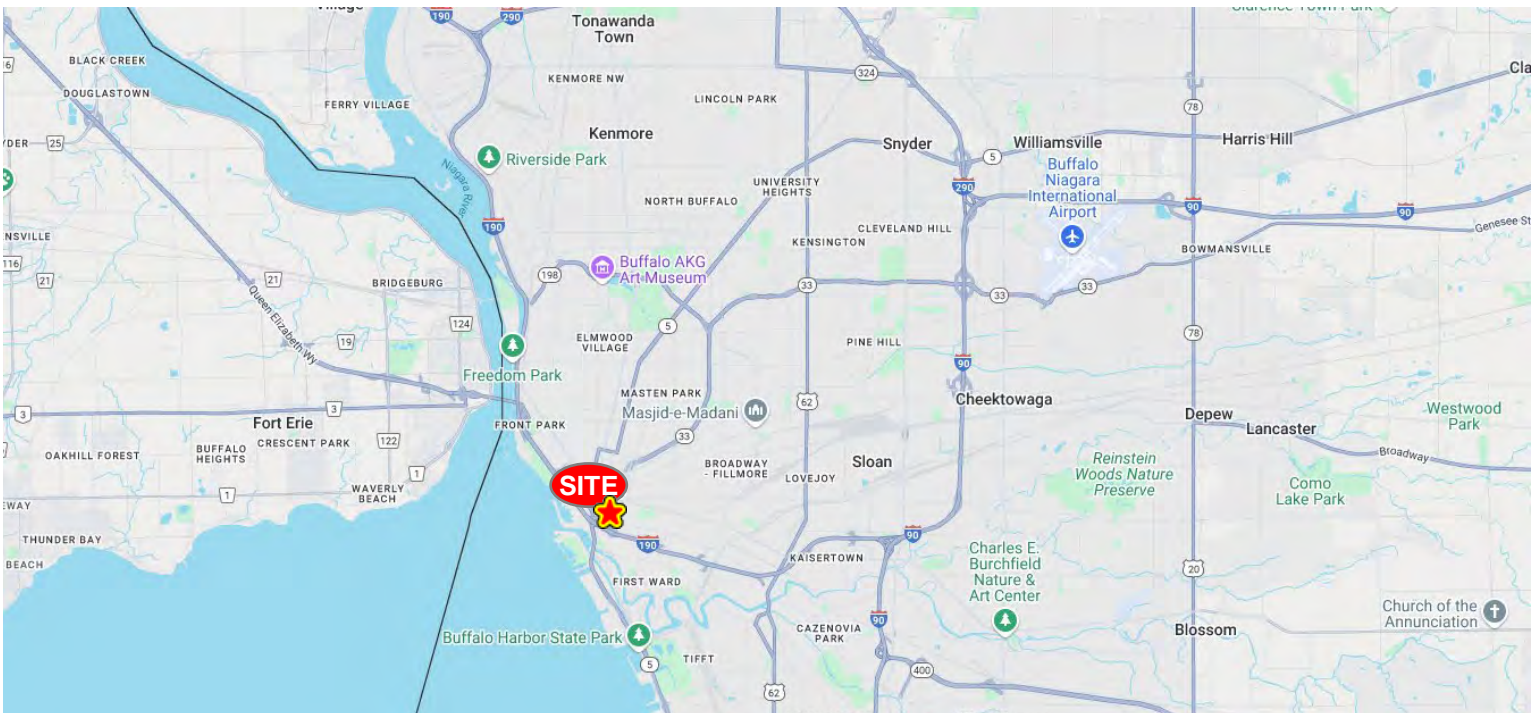
14 Lafayette Square, Suite 1900
Buffalo, New York 14203
+1 716 852 7500
pyramidbrokerage.com

FOR SALE

93 Pearl Street | Buffalo, NY



Aerial



Location Map

FOR SALE

93 Pearl Street | Buffalo, NY



Property Photos