

FOR SALE

MERRIMAC PORTFOLIO

This three-property portfolio, located just minutes from the University at Buffalo, offers a fully leased, turnkey investment.

The package includes three properties totaling four units, all currently rented with steady cash flow. Each property is well-maintained and situated in a strong rental neighborhood.

An ideal opportunity for investors seeking a turnkey, income-generating portfolio in a rental market with consistent demand.



49 MERRIMAC STREET



51 MERRIMAC STREET



54 MERRIMAC STREET

Contact Brittany Weber

Associate Real Estate Broker

716-260-4585

brittanyw@militello.com

[@commercialrealestatebuffalo](https://www.commercialrealestatebuffalo.com)



J. R. Militello Realty, Inc.
Western New York's Premier
Commercial Real Estate Brokerage

49 MERRIMAC STREET BUFFALO, NY 14214



UNITS: 2

SF: 2,364

BEDS/BATHS: 6/2

LOT: 0.08 AC

ANNUAL RENT: \$36,000

51 MERRIMAC STREET BUFFALO, NY 14214



UNITS: 1

SF: 1,194

BEDS/BATHS: 4/1

LOT: 0.08 AC

ANNUAL RENT: \$22,080

54 MERRIMAC STREET BUFFALO, NY 14214



UNITS: 1

SF: 1,624

BEDS/BATHS: 4/1.5

LOT: 0.08 AC

ANNUAL RENT: \$27,600

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