

FOR SALE

21 Davidson Avenue, Buffalo, NY 14215



Nicholas Corto

Licensed Real Estate Salesperson

Direct: (716) 864-1929

Email: ncorto@huntcommercial.com

HUNT Commercial
Real Estate Corporation
403 Main Street, Suite 200
Buffalo, New York 14203
HUNTCommercial.com



COMMERCIAL

21 Davidson Avenue, Buffalo, NY 14215



PRIME EDUCATIONAL | AFFORDABLE HOUSING OPPORTUNITY

46,363 SF Former Natividad Miguel School facility located at 21 Davidson Ave, Buffalo, NY 14219, situated on a fully fenced .86 acres lot with ample parking and yard space facing Davidson Ave and access from Hastings Ave. The property is currently being occupied as an educational building/school by Natividad Miguel. Features 43 total rooms including 15 spacious classrooms (± 500 –610 SF each), large gymnasium with full basketball court (~ 6500 SF), impressive 18' ceiling heights, and 20' wide hallways. This building also includes 7 designated bathrooms. Square footage excludes the 4th floor attic space which could be converted into additional units or usable space. Recent updates include complete energy efficient lighting (2024), bathroom renovations with energy-efficient fixtures (2023), interior painting (2023), new stair treads and carpeting (2022), and boiler replacement (2019). All exterior doors were replaced within the last five years. Includes approximately up to 70 parking spaces. Perfect for adaptive reuse housing, educational institutions, community centers, professional offices, religious organizations, or other redevelopment opportunities. Some maintenance items noted: roof leaks, damaged ceiling tiles, foundation weeping during heavy rains. Qualifies for New York State's Affordable Home Ownership Program, with subsidies up to \$200,000 per unit—making this both impactful and financially compelling. Also, potential creative tax structure potential with a non-profit seller. Call today to schedule a tour.

Nicholas Corto

Licensed Real Estate Salesperson

Direct: (716) 864-1929

Email: ncorto@huntcommercial.com

Property Highlights

BUILDING OVERVIEW

- ±25,000 SF of usable space (potential for ±35,000 SF if 3rd floor is utilized)
- 41 total usable rooms including 14-15 spacious classrooms
- 6 Full Bathrooms ~ 250 sqft average
- Large gymnasium with full basketball courts
- Impressive 15' ceiling heights throughout
- Wide 20' hallways providing excellent flow
- 26-space parking lot (newly striped in 2023)

ROOM SPECIFICATIONS

- Average classroom size: ±550 SF (±23'x20')
- Typical classroom dimensions: 23'x20' with 15' ceilings

RECENT CAPITAL IMPROVEMENTS (PAST 5 YEARS)

- 2024: Complete building-wide energy-efficient lighting upgrade
- 2023: Comprehensive bathroom renovations including:
 - Energy-efficient auto-flush toilets on first and second floors
 - New sink and flooring in second floor girls' bathroom
 - Renovated single bathroom on second floor with new fixtures
- 2023: Fresh interior painting throughout first and second floors
- 2023: Parking lot restriping
- 2022: New stair treads, carpeting, and landing flooring
- 2019: Boiler replacement
- Various: All exterior doors replaced within last five years



COMMERCIAL

Property Highlights



LOCATION ADVANTAGES

Ideally situated in Buffalo's [neighborhood name] district with excellent accessibility and visibility. Perfect for educational institutions, non-profit organizations, community centers, or mixed-use redevelopment.

POTENTIAL USES – THIS VERSATILE PROPERTY IS IDEAL FOR:

- Educational facilities
- Community/recreation centers
- Professional offices
- Religious institutions
- Healthcare facilities
- Affordable Housing Opportunities
- Redevelopment opportunities

DISCLOSURE: Property has some known maintenance items including roof leaks, some damaged ceiling tiles, and foundation weeping during heavy rains.

Nicholas Corto

Licensed Real Estate Salesperson

Direct: (716) 864-1929

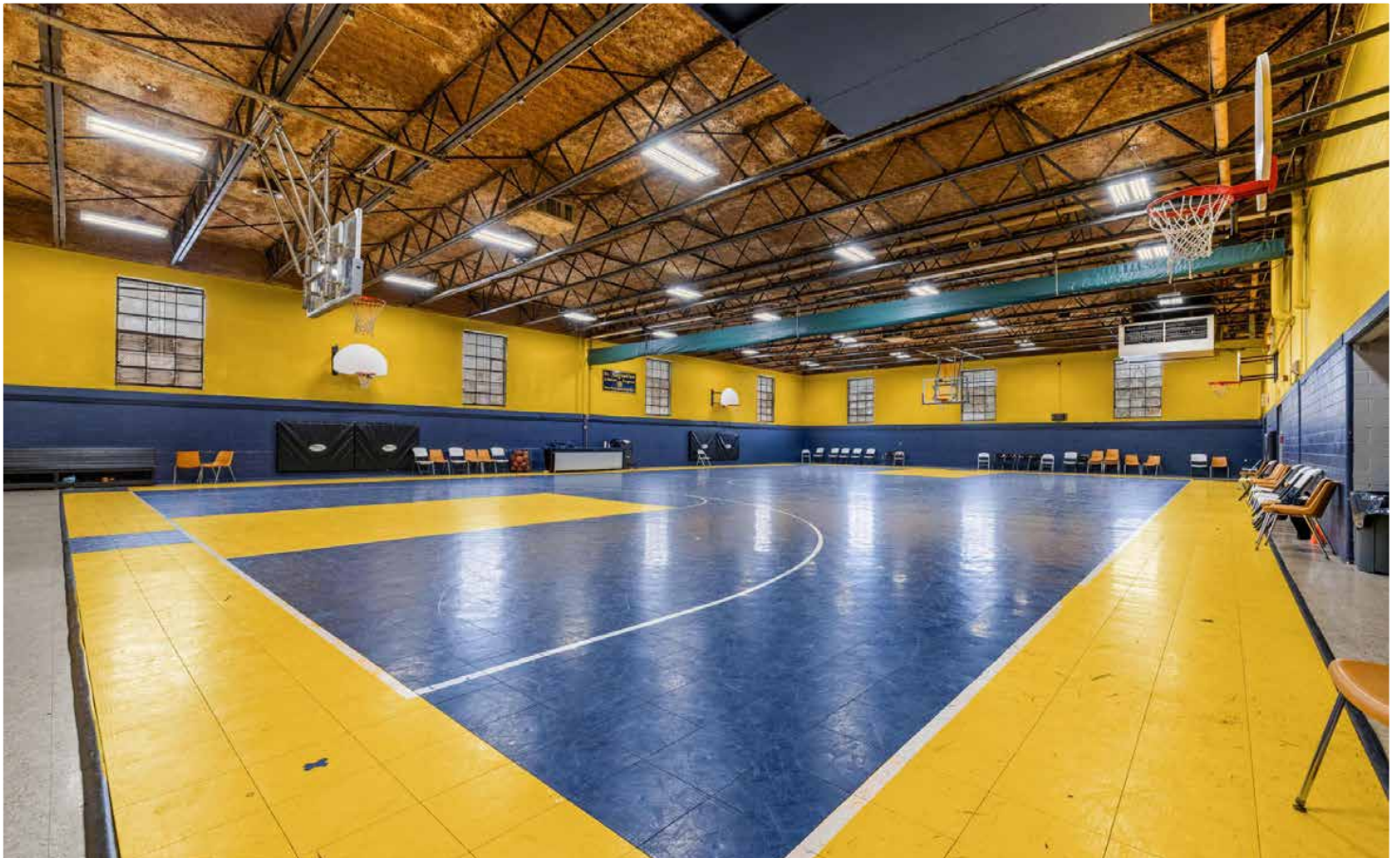
Email: ncorto@huntcommercial.com



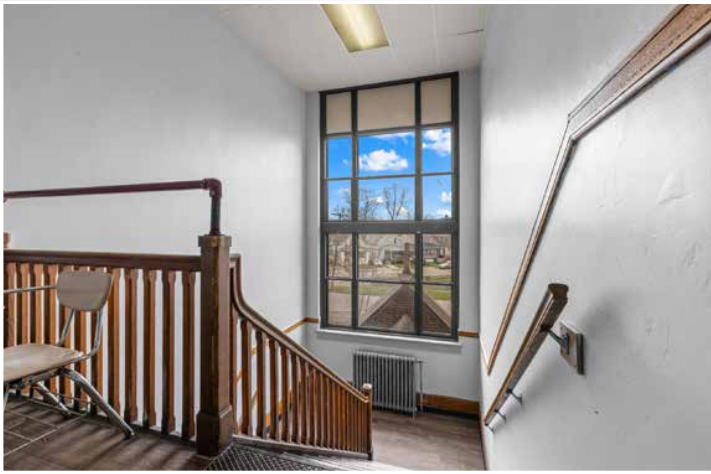
COMMERCIAL













COMMERCIAL

HUNT Commercial Real Estate Corporation

403 Main Street, Suite 200, Buffalo, New York 14203

Phone: 1-800-0464-5780 | HUNTCommercial.com



© 2025 HUNT Commercial. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental, or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.