

1,050+/- SF 2 Bay Auto Garage

3260 Bailey Ave, Buffalo, NY 14215



OFFERING SUMMARY

Sale Price:	\$275,000
Lot Size:	0.18 Acres
Year Built:	1985
Building Size:	1,050 SF
Renovated:	2023
Zoning:	Commercial
Price / SF:	\$261.90

PROPERTY OVERVIEW

This fully functional Auto Garage is located at the corner of Bailey & Dartmouth Avenue. Recently renovated this 2-bay garage space is ideal for any business looking for excellent exposure. The building is 1,050+/- SF on 0.19+/- acres of land. Traffic light intersection makes this an premium location. Ample parking in the lot. Small office and additional space upstairs as well. Also available for sale is the lot located to the south of Dartmouth for an additional price.

LOCATION OVERVIEW

Located on Bailey Ave., at the corner of Bailey in Dartmouth, this property is centrally located between University at Buffalo South campus and the Kensington expressway Route 33

PROPERTY HIGHLIGHTS

- Fully Functional Auto Garage
- 2 Bay Garage
- Corner Exposure
- Traffic Light Intersection
- Ample Parking
- Adjacent Lot Also Available For Sale

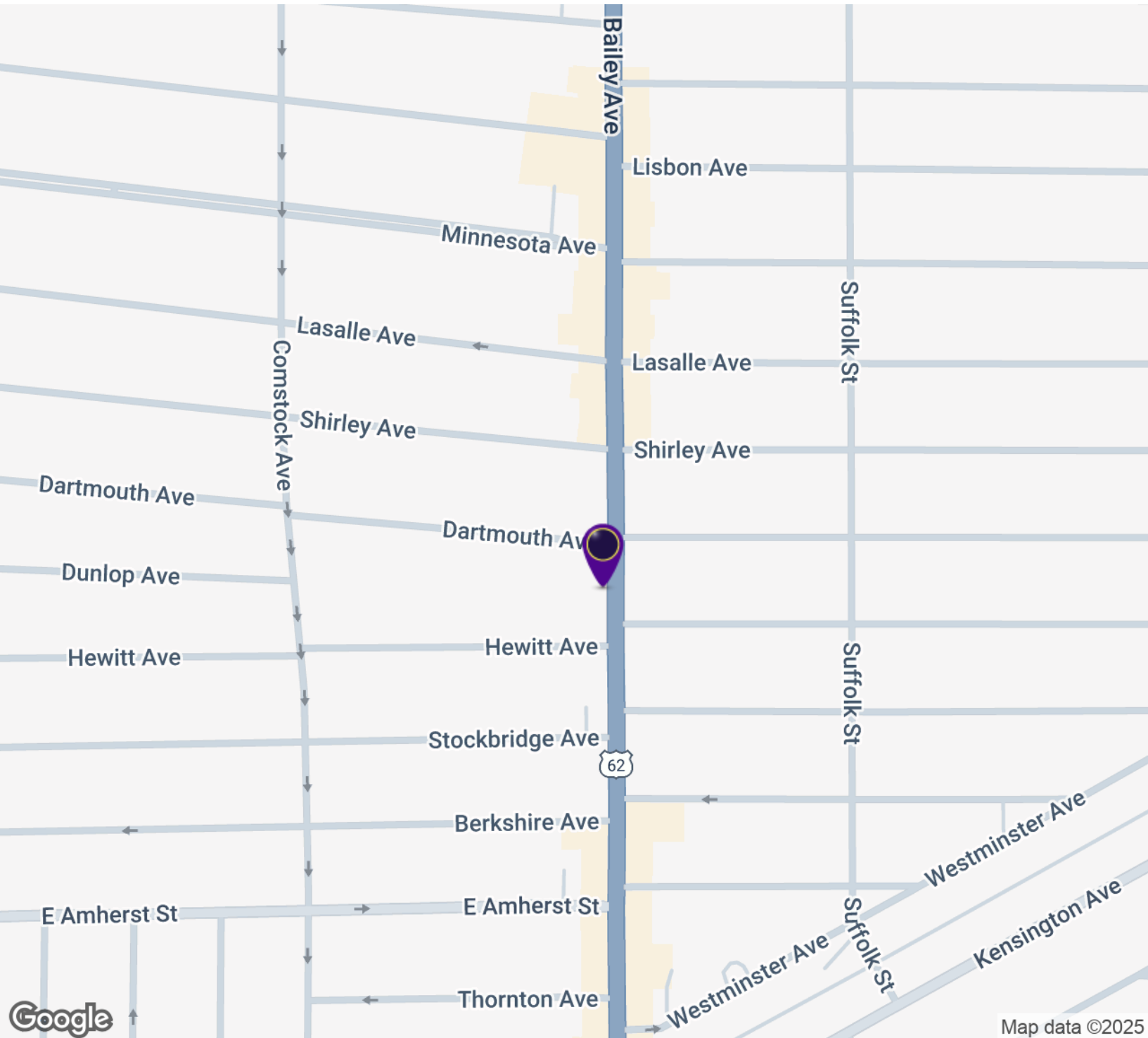


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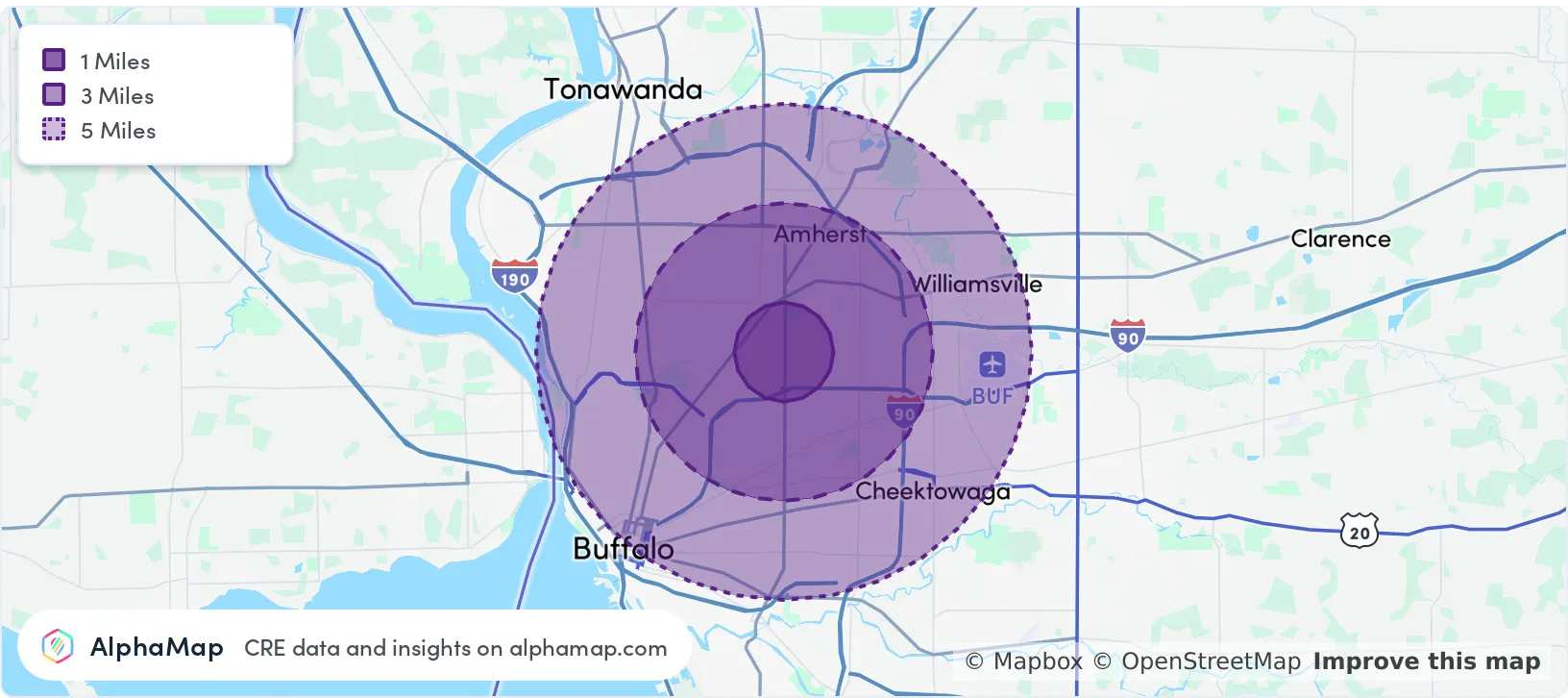


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	29,875	190,556	416,501
Average Age	36	39	39
Average Age (Male)	34	37	38
Average Age (Female)	37	40	41

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	11,624	79,893	179,727
Persons per HH	2.6	2.4	2.3
Average HH Income	\$64,256	\$78,978	\$76,692
Average House Value	\$219,339	\$245,989	\$252,482
Per Capita Income	\$24,713	\$32,907	\$33,344



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