

# FOR SALE

## St. Jude Center on the Buffalo Niagara Medical Campus 752-760 Ellicott Street, Buffalo, New York



### PROPERTY HIGHLIGHTS:

- 8,755 Sq. Ft. Complex
- Rare find property right on the Buffalo Niagara Medical Campus
- Property Includes living quarters, a chapel and a hall
- Next to Kevin Guest House and across the street from Roswell Park Cancer Institute
- Prime half-acre corner with 18 parking spaces
- Many recent updates
- 3 bay garage also on site
- Property includes parcels 38 and 40 Carlton Street
- Great for multi-family, mixed use, medical or redevelopment

### For additional information, please contact:

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The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property. Sale is subject to the approval of the U.S. Bankruptcy Court and The Diocese of Buffalo.



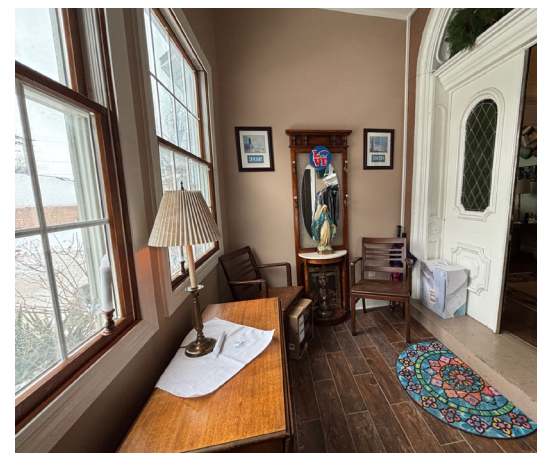
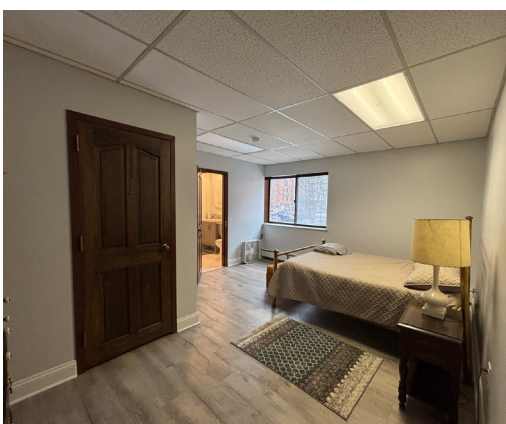


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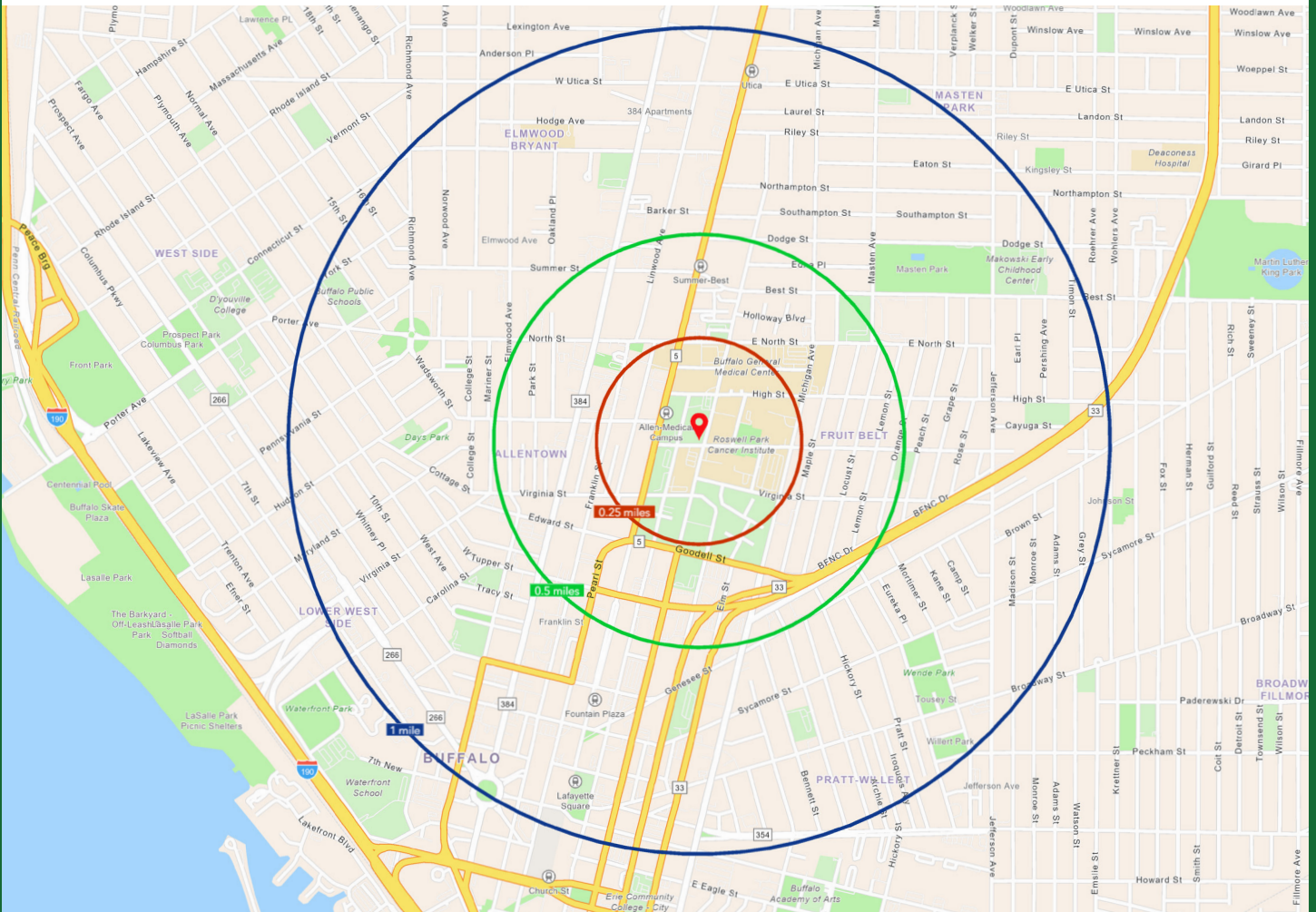






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### DEMOGRAPHICS:

	<u>1 Miles</u>	<u>3 Miles</u>
Population:	30,004	141,294
Households:	15,847	63,731
Average HH Income:	\$58,734	\$59,675
Daytime Employees:	49,605	130,480

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