

Townhome Style Multifamily Asset FOR SALE



68 Tonawanda St, Buffalo

35 APARTMENTS + 3044 SF COMMERCIAL



Cait Coder
716-548-0267
caitcoder.realestate@gmail.com



SCHNEIDER
REAL ESTATE SERVICES

schneider-re.com



Matt Hartrich
716-983-4789
matth@schneiderservices.com



PROCESS:

- Call or Email Listing Agent for further information or to register and set up a tour.

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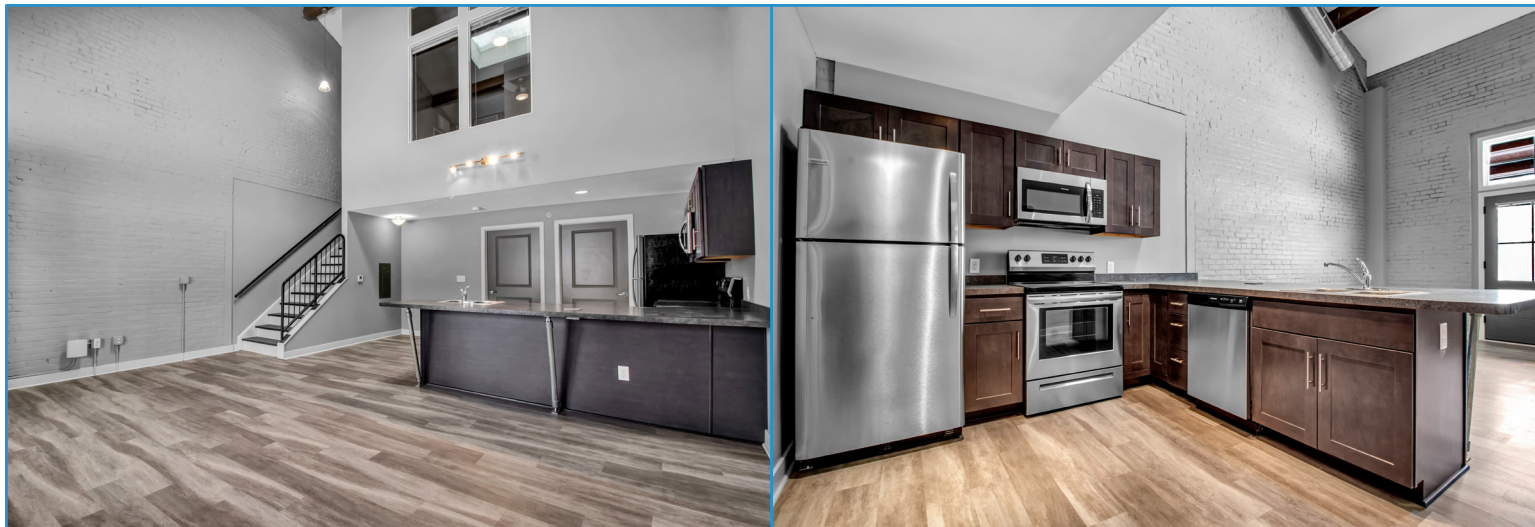
- No unauthorized site visits, all showings must be scheduled and accompanied.

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Overview

Redeveloped in 2020, this former historic train freight house has been transformed into a low-maintenance, townhome-style multifamily asset featuring **35 spacious loft apartments and 3,044 SF of commercial space**. The building is efficiently designed with no interior common areas or building systems to maintain—making it well-suited for stable, long-term ownership.

The community offers ample **gated on-site parking**, enhancing convenience and security. The unit mix is primarily **two-bedroom, two-bath units**, with select one- and three-bedroom layouts, all featuring **modern finishes, open-concept floor plans, and in-unit laundry**. With private entrances and a layout that mirrors townhome living, the property is well-positioned for future condo conversion, offering clear value-add potential.

Located at the convergence of Buffalo's West Side and Black Rock neighborhoods, the location benefits from ongoing investment activity, including the **\$35M Niagara Streetscape project**. It offers excellent access to regional anchors like **Buffalo State University, Rich Products Global HQ**, and the new **\$50M Great Point Studios** film production campus. The area is walkable and amenity-rich, anchored by two major grocers and vibrant corridors along Niagara and Amherst Streets featuring bars, restaurants, and other amenities.

The property has direct access to the I-90 Thruway, 198 Expressway, high-frequency NFTA bus lines, and a growing bike infrastructure network.

This is a rare opportunity to acquire a distinctive multifamily asset in one of Buffalo's fastest-growing corridors.

SUMMARY

- 42,000 SF
- 35 apartments
 - (30) 2-bed/2-bath
 - (4) 1-bed/1-bath units
 - (1) 3-bedroom/2-bath
- 3,044 sf commercial space

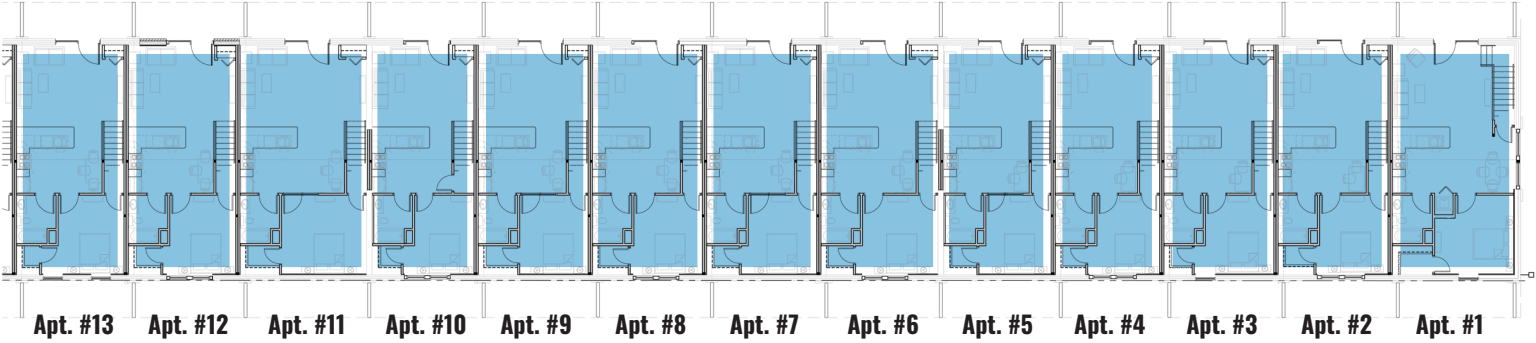
BUILDING

- Certificate of Occupancy
- All new utility services
- All new building systems (plumbing, electric, mechanical, fire protection)
- Submetered for gas and electric
- Fully sprinkled
- 5-yr old roof - predominately pitched asphalt

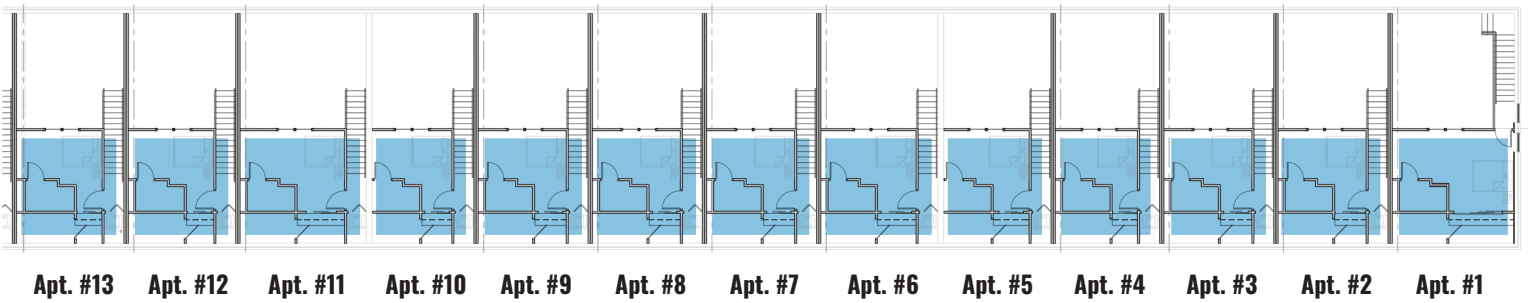
Floorplans

2 Bed / 2 Bath (Units #1 - #30)

FIRST FLOOR



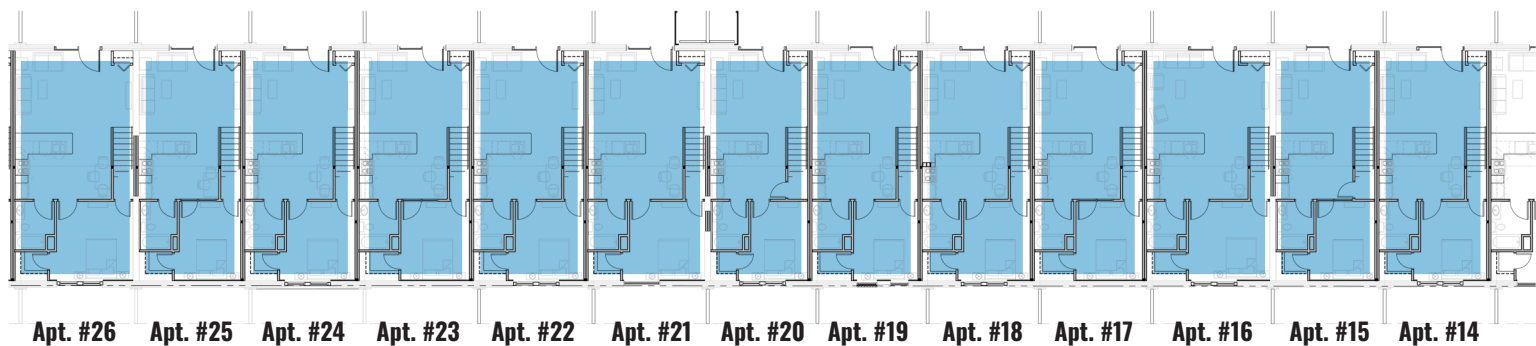
LOFT



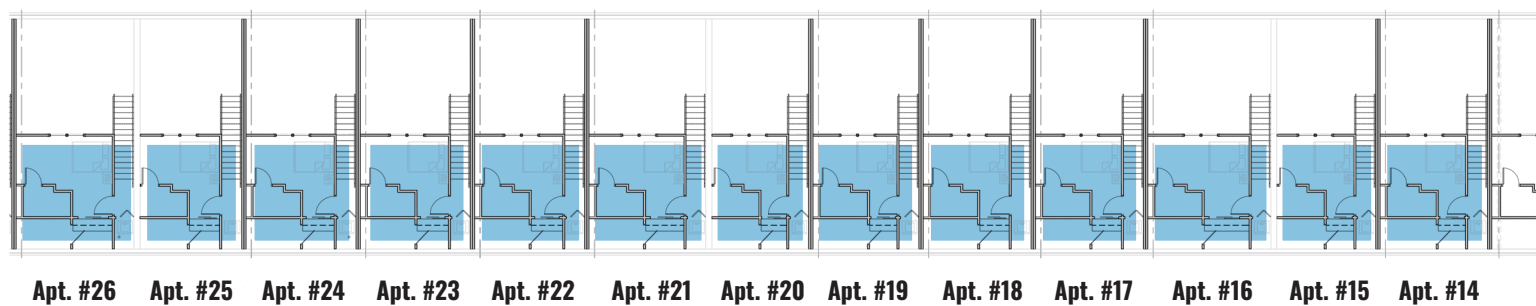
Floorplans

2 Bed / 2 Bath (Units #1 - #30)

FIRST FLOOR



LOFT



Floorplans

2 Bed / 2 Bath (Units #1 - #30)

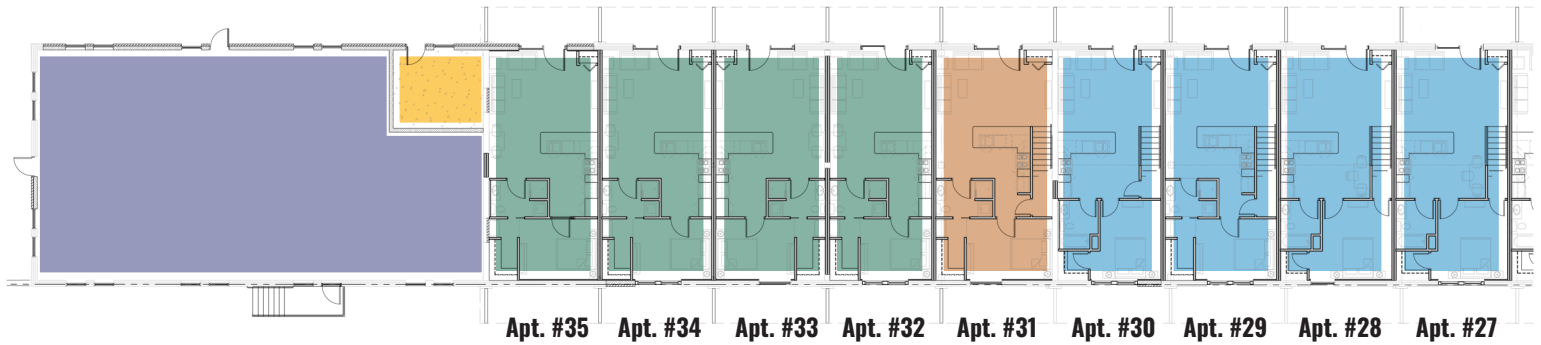
3 Bed / 3 Bath (Unit #31)

1 Bed / 1 Bath (Units #32-35)

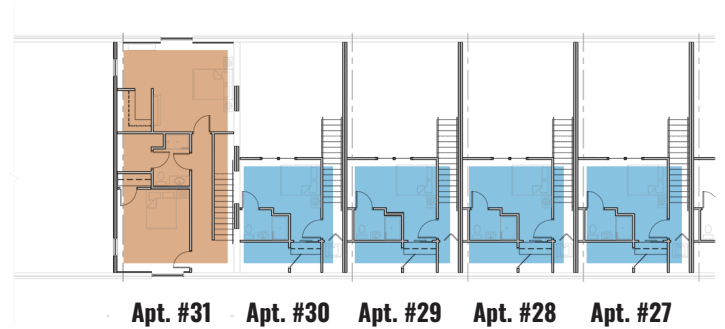
Commercial Space

Building Utility Room

FIRST FLOOR



LOFT



Location

