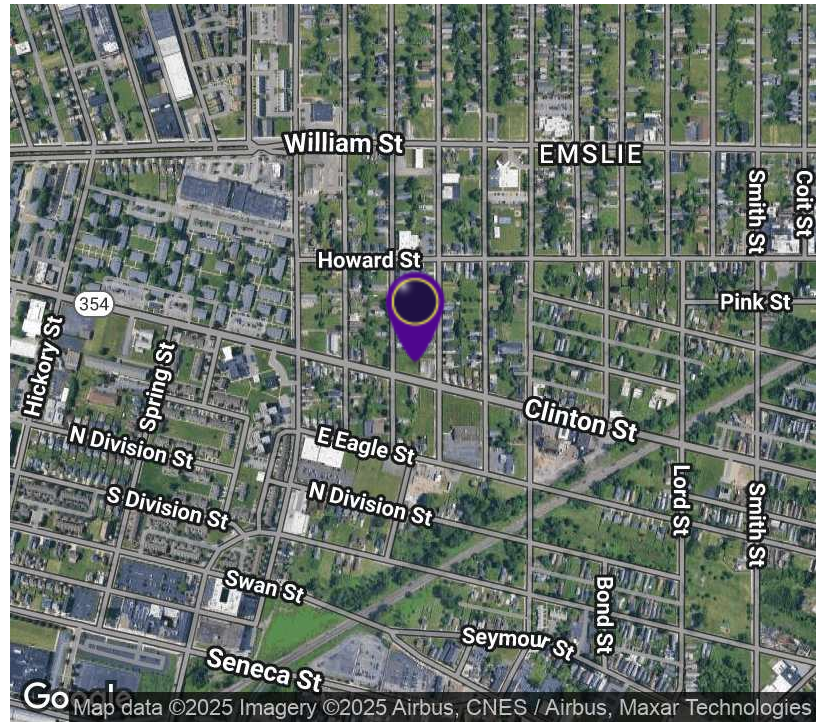


# NEW PRICE! 3,840+/- SF RETAIL with 3 Lots

618 - 624 Clinton Street, Buffalo, NY 14210

**SALE PRICE****\$129,999****OFFERING SUMMARY**

Lot Size: 0.35 Acres

Year Built: 1958

Building Size: 3,840 SF

Renovated: 2022

Zoning: Commercial

Price / SF: \$33.85

**PROPERTY OVERVIEW**

This commercial property consists of three parcels (618, 622, and 624 Clinton St.) being sold as a package. Located at the corner of Clinton Street and Adams Street, it offers prime visibility and high traffic exposure. The property includes ample parking, with space for up to 10 vehicles. The building spans approximately 3,800 square feet and has been recently gutted, providing a blank canvas for any business to customize the space to suit their needs. A full basement adds additional storage or expansion options. The seller is motivated and ready to make a deal.

**LOCATION OVERVIEW**

Located on Clinton Street minutes from downtown Buffalo. This property is within close proximity to the KeyBank center, Seneca Buffalo Creek Casino, Sahlen field, and all other local restaurants, entertainment, and businesses. Easy access to New York state Thruway I-190, Buffalo Skyway, and the Canadian/ United States Boarder.

**PROPERTY HIGHLIGHTS**

- Corner Location
- Close Proximity to Downtown Buffalo
- Property Gutted Ready for Build Out
- 10 Available Parking Spots



**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
www.recckio.com



## ADDITIONAL PHOTOS

NEW PRICE! 3,840+/- SF RETAIL with 3 Lots  
618 - 624 Clinton Street, Buffalo, NY 14210



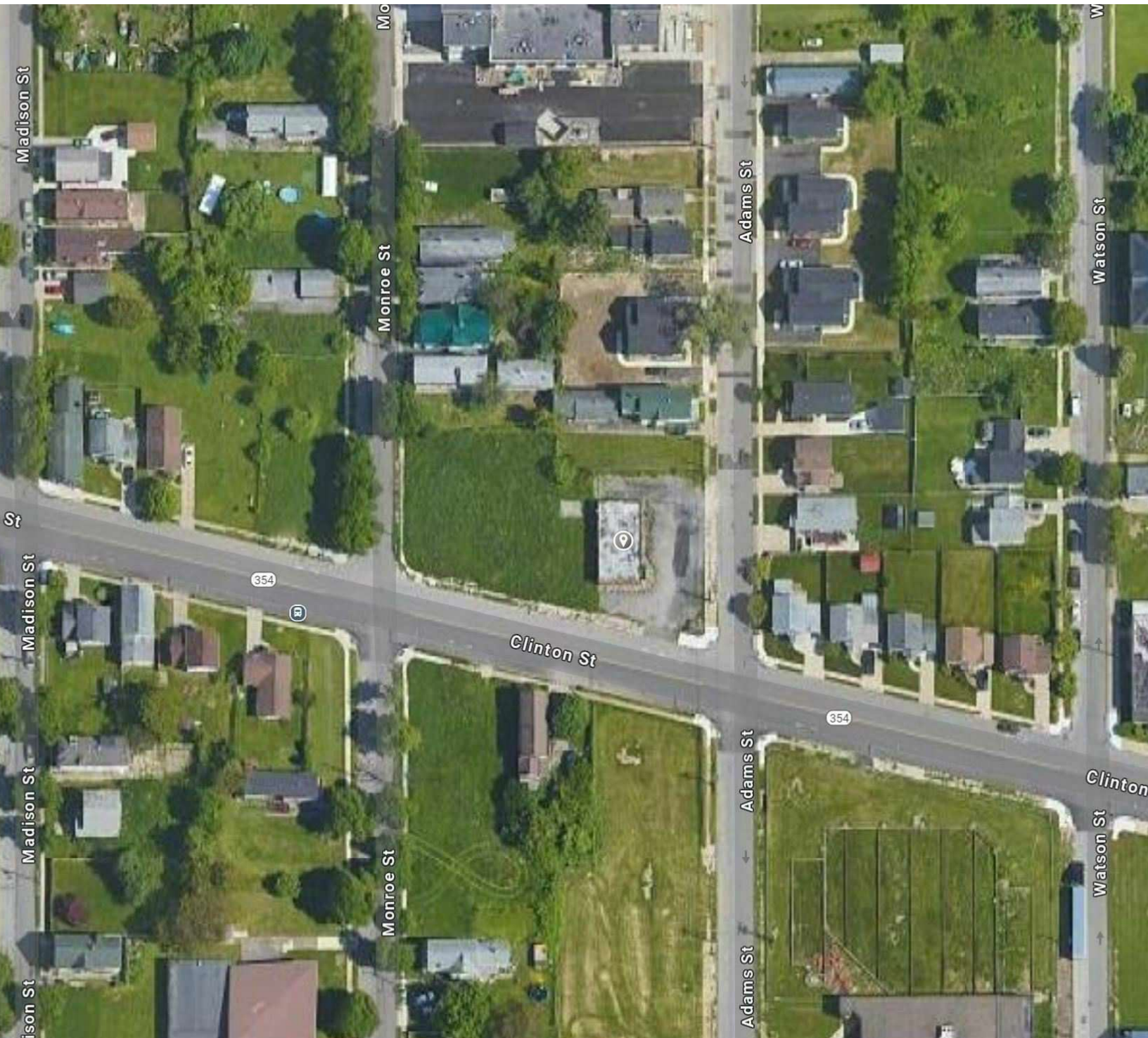
RICK RECCKIO  
716.998.4422  
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
www.recckio.com



ADDITIONAL PHOTOS

NEW PRICE! 3,840+/- SF RETAIL with 3 Lots  
618 - 624 Clinton Street, Buffalo, NY 14210

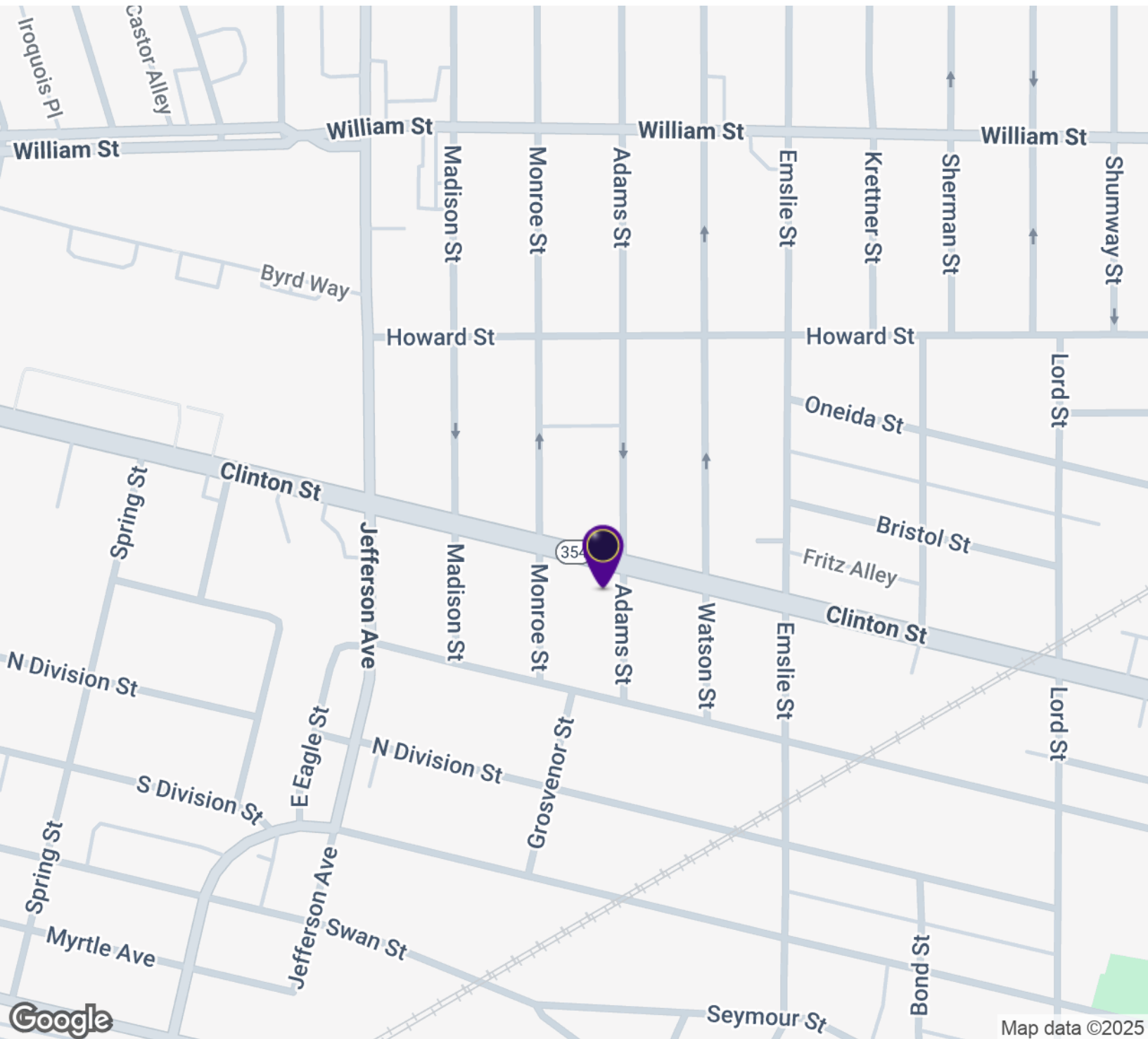


**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
www.recckio.com

## LOCATION MAP

NEW PRICE! 3,840+/- SF RETAIL with 3 Lots  
618 - 624 Clinton Street, Buffalo, NY 14210

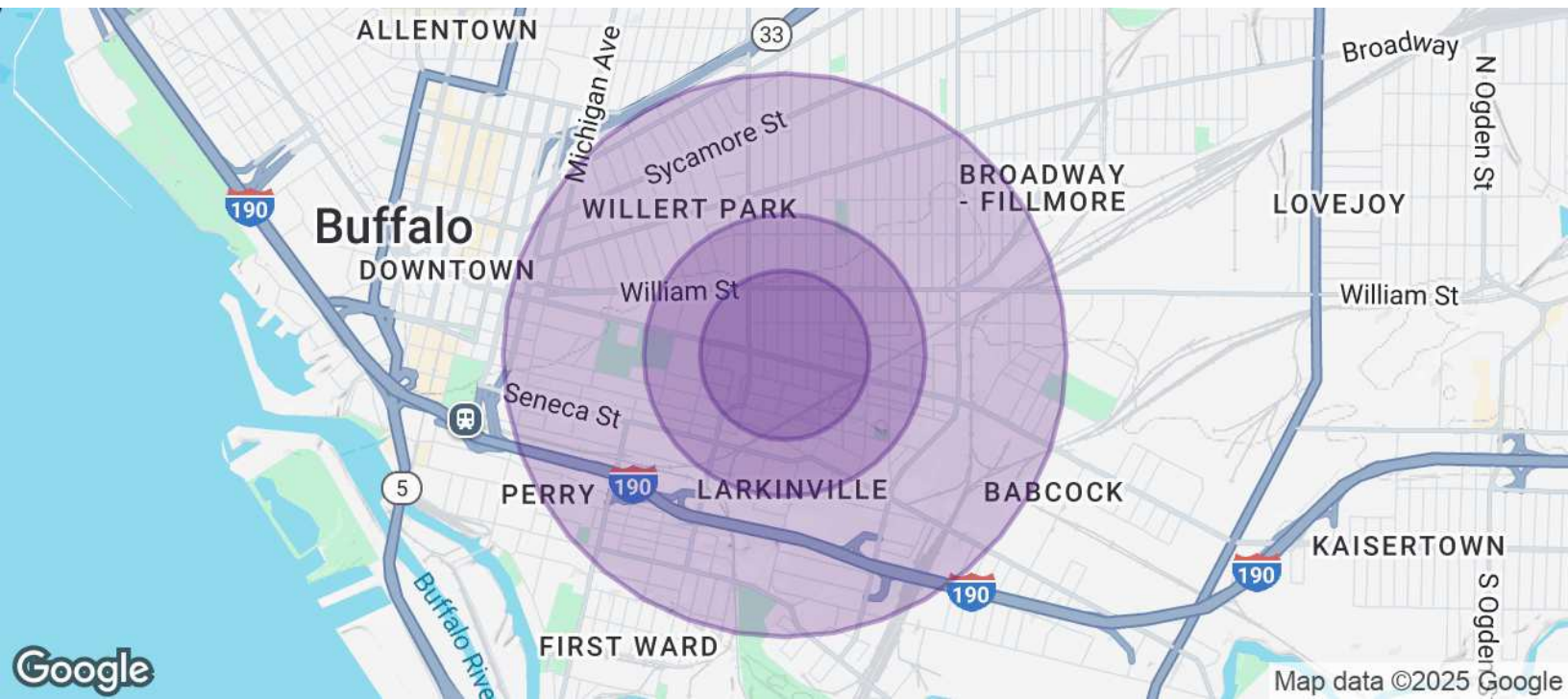


**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
www.recckio.com



## NEW PRICE! 3,840+/- SF RETAIL with 3 Lots 618 - 624 Clinton Street, Buffalo, NY 14210



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	956	4,435	14,698
Average Age	42	40	39
Average Age (Male)	39	37	38
Average Age (Female)	44	42	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	485	2,132	6,740
# of Persons per HH	2	2.1	2.2
Average HH Income	\$45,670	\$49,479	\$50,029
Average House Value	\$148,772	\$177,715	\$172,600

Demographics data derived from AlphaMap