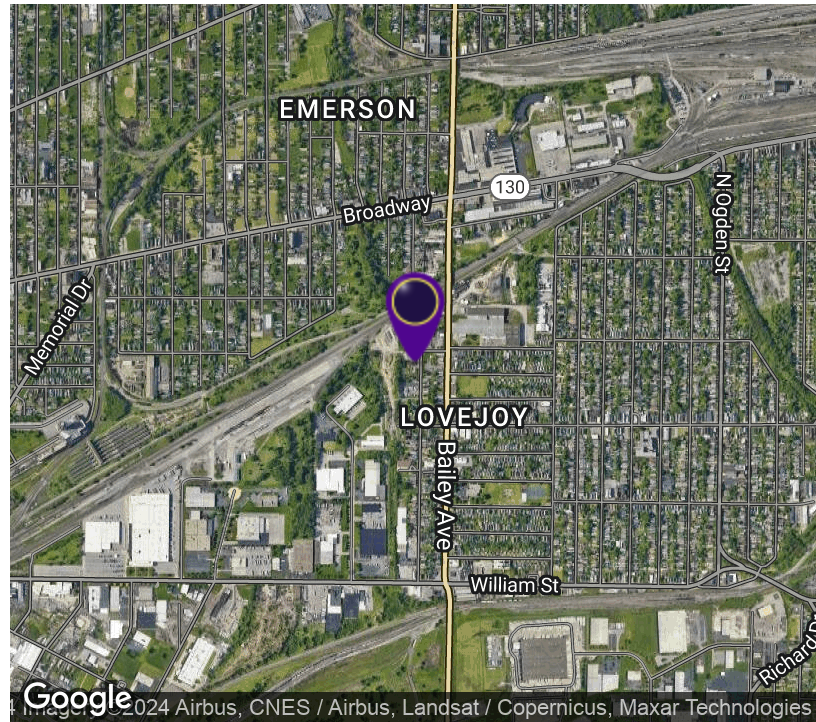


NEW PRICE! Warehouse/Contractor/Automotive

250 Central Avenue, Buffalo, NY 14206



OFFERING SUMMARY

Sale Price:	\$250,000
Available SF:	
Lot Size:	0.36 Acres
Year Built:	1977
Building Size:	2,100 SF
Zoning:	Walk-Up Office, DSTR Warehouse, Parking Lot
Price / SF:	\$119.05

PROPERTY OVERVIEW

This unique property is perfect for any contractor or automotive business. It is located in a commercial area near the NYS Thruway I-90. It is a clear span warehouse with a fenced in yard. It has Phase 3, with three 12Ft garage doors. It can also accommodate parking for 5-6 employee cars.

LOCATION OVERVIEW

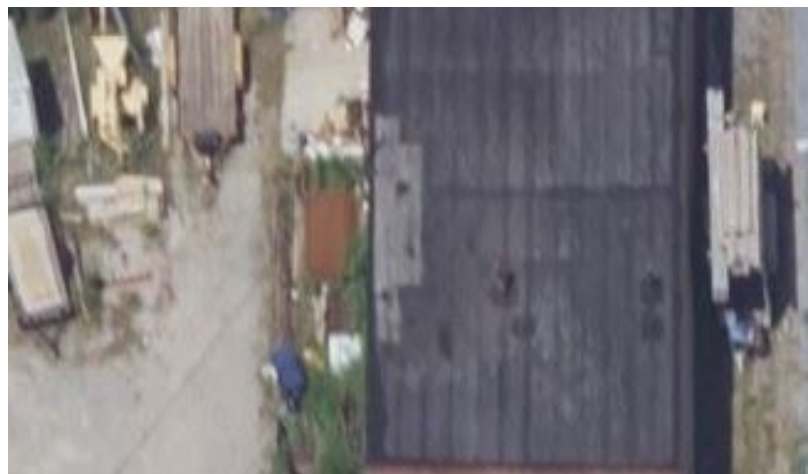
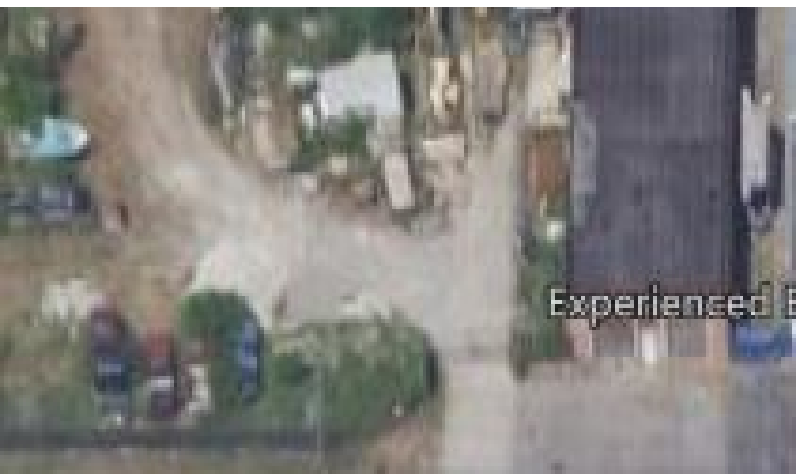
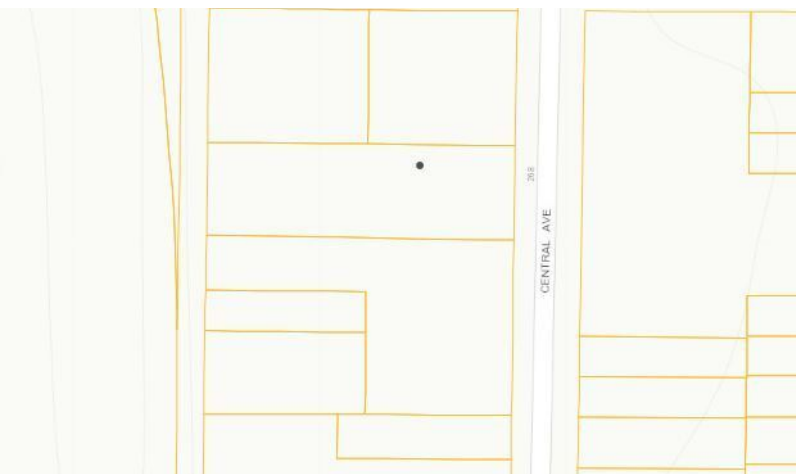
One block to the west of Bailey Avenue between Broadway and William Street.

PROPERTY HIGHLIGHTS

- 2,100+/- SF Building
- Zoned: Commercial
- Near the NYS Thruway I-90
- Phase 3 Power

ADDITIONAL PHOTOS

NEW PRICE! Warehouse/Contractor/Automotive
250 Central Avenue, Buffalo, NY 14206

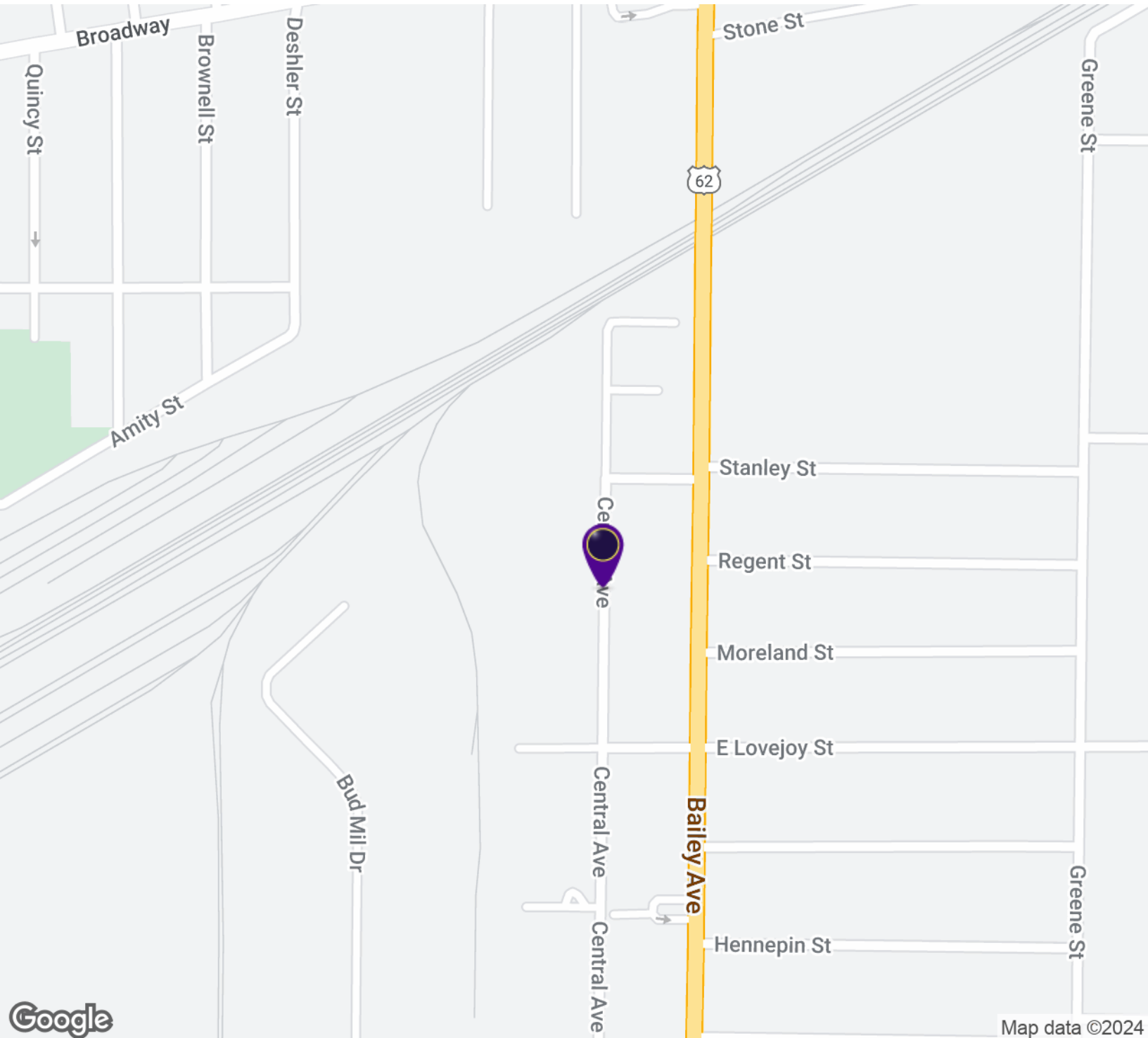


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LOCATION MAP

NEW PRICE! Warehouse/Contractor/Automotive
250 Central Avenue, Buffalo, NY 14206

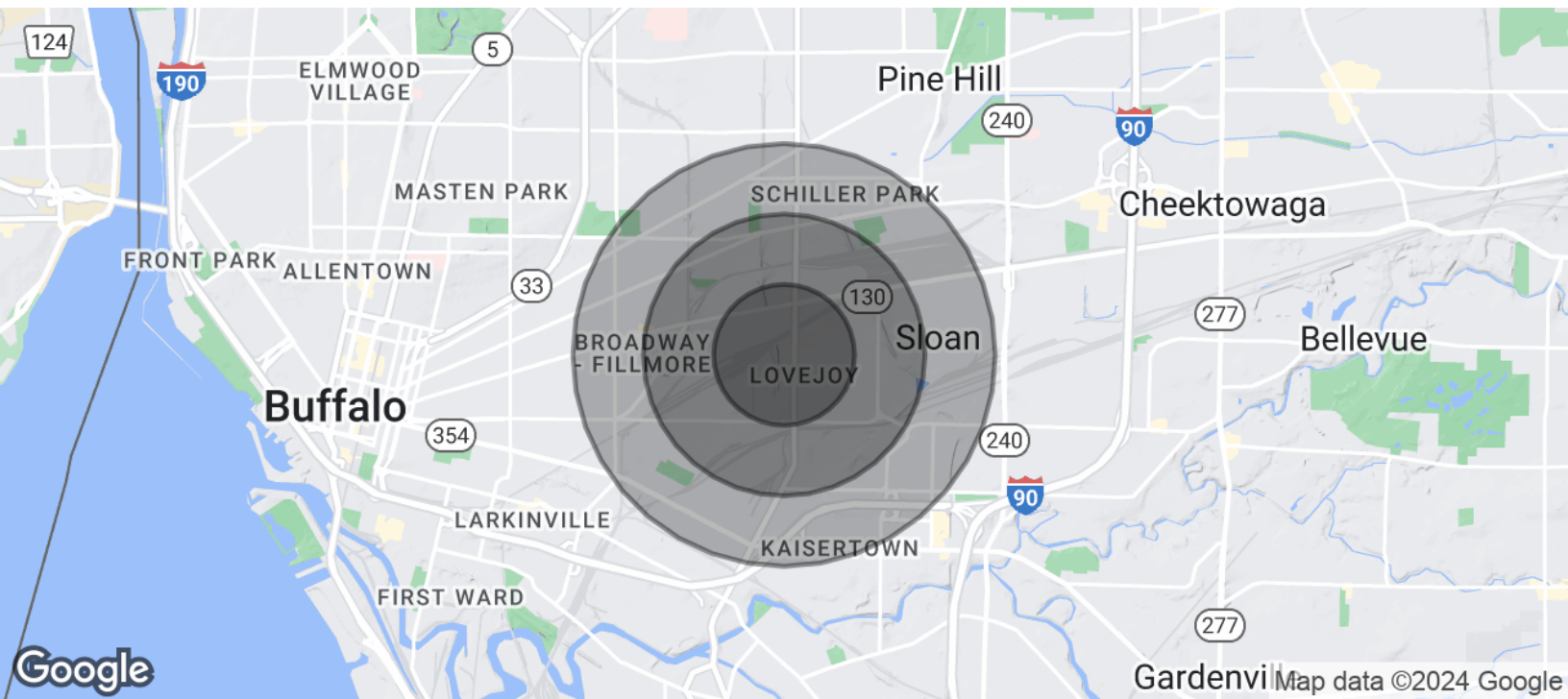


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DEMOGRAPHICS MAP & REPORT

NEW PRICE! Warehouse/Contractor/Automotive
250 Central Avenue, Buffalo, NY 14206



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,807	12,642	24,331
Average Age	37.1	39.0	38.5
Average Age (Male)	42.9	41.3	39.3
Average Age (Female)	35.0	37.2	38.3

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,470	6,733	13,118
# of Persons per HH	1.9	1.9	1.9
Average HH Income	\$35,033	\$40,805	\$40,386
Average House Value	\$128,335	\$115,096	\$128,839

2020 American Community Survey (ACS)



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