

Downtown Buffalo Medical/Office Portfolio

1160, 1170 & 1176 Main St, Buffalo, NY 14209



OFFERING SUMMARY

Sale Price: \$8,000,000

Lot Size: 2.75 Acres

Building Size: 113,684 SF

Renovated: 2025

Zoning: Commercial

PROPERTY OVERVIEW

The offering consists of two interconnected multi-story office buildings and an additional adjacent parcel, collectively encompassing approximately 113,000 square feet across multiple floors. Originally occupied and maintained by VIA (Visually Impaired Advancement), the buildings feature a mix of office, training, classroom, and clinical spaces, along with dedicated mechanical areas, elevator access, and ADA-compliant infrastructure. The existing floorplans reflect a modern and adaptable layout that would easily lend itself to a wide range of potential uses, including medical office, education, professional services, or mixed-use redevelopment. This rare Main Street portfolio presents an outstanding opportunity for investors, developers, or end-users seeking a flagship presence in Buffalo's growing Midtown corridor. The combination of prominent frontage, substantial square footage, and flexible design potential offers exceptional long-term value in a location that continues to benefit from sustained public and private investment.

LOCATION OVERVIEW

Located in the heart of Buffalo's thriving Main Street corridor, this exceptional property portfolio spans three contiguous addresses 1160, 1170, and 1176 Main Street within one of the city's most visible and rapidly developing stretches. Surrounded by anchor institutions such as the Buffalo Niagara Medical Campus, Oishei Children's Hospital, and Buffalo General Medical Center, this site benefits from excellent accessibility, heavy vehicle and pedestrian traffic, and immediate proximity to public transit, including the NFTA Metro Rail. The area continues to see strong reinvestment with mixed-use, medical, and residential projects, reinforcing its position as one of Buffalo's most sought-after redevelopment corridors.

PROPERTY HIGHLIGHTS



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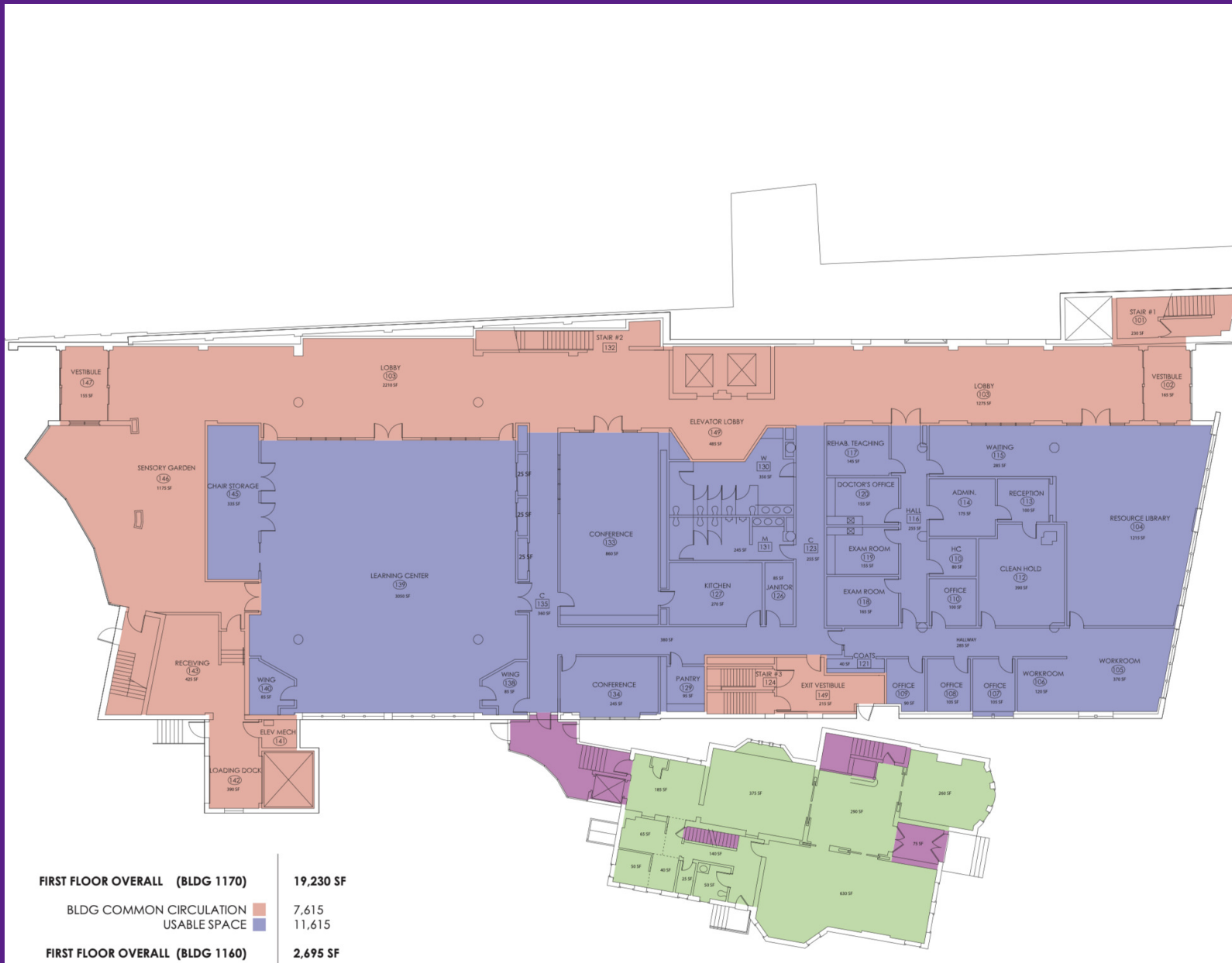


PROPERTY HIGHLIGHTS

- Investment opportunity in Downtown Buffalo
- Three (3) contiguous Main Street addresses (1160, 1170, 1176)
- 113,684 square feet of total building area
- Over 60,000 square feet of usable interior space
- Two interconnected four-story buildings plus adjacent parcel
- Prominent location in Buffalo's Midtown corridor
- Surrounded by major institutional growth and investment
- Steps from Buffalo Niagara Medical Campus
- Near Oishei Children's Hospital and UB Downtown Campus
- High-visibility frontage along heavily traveled Main Street
- Zoned N-1C for flexible mixed-use or redevelopment potential
- Ideal for medical, office, educational, or professional use
- Strong local demand for quality commercial and medical space
- Projected income potential exceeding \$1.1 million annually
- Market rents in the area range from \$16–\$22 per SF NNN
- Elevator access, ADA compliance, and modern mechanical systems
- Ample on-site and nearby parking availability
- Exceptional walkability and public transit access (Metro Rail nearby)
- Opportunity for adaptive reuse or vertical expansion
- Rare large-scale footprint in Buffalo's fastest-growing district

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ADDITIONAL PHOTOS

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