

8,419 +/- SF Building

350 Old Niagara Falls Blvd, Buffalo, NY 14228

PROPOSED REDENDERING



OFFERING SUMMARY

Sale Price: \$550,000

Lot Size: 0.5 Acres

Building Size: 8,419 SF

Zoning: General Business (GB)

PROPERTY OVERVIEW

This former Detached Downtown Row Type building is located at 350 Old Niagara Falls Boulevard, Buffalo has a total of 8,419 +/- SF on two floors with a basement. 350 +/- ft. of Canal access. Building has new structural steel, new windows, new steel doors, new wide patio glass door on west & north side and partial installation of Patio & access Ramp. Great opportunity to own a Multi-use building. Space is in close proximity to Wegmans Grocery Store, My Tomato Pie, Tonawanda Pediatrics, McDonalds, Tops Supermarket Plaza, Key Bank, Mighty Taco, Wine World, Wendy's Restaurant, Well Now Urgent Care, Walmart, Walgreens, Verizon Wireless, Kohls, Aldi Foods and a New Delta Sonic Convenient Store/Car Wash.

LOCATION OVERVIEW

Between E Robinson Rd and Tonawanda Creek Rd on Old Niagara Falls Blvd. A few miles north of I-290 Expressway, close proximity to Niagara Falls

PROPERTY HIGHLIGHTS

- 0.5 +/- Acres
- Lot Size: 240' X 116.50"
- 8,419 +/- SF Building
- Two (2) Story Building
- Formerly a Restaurant
- Backs up the Tonawanda Creek with Boaters Access



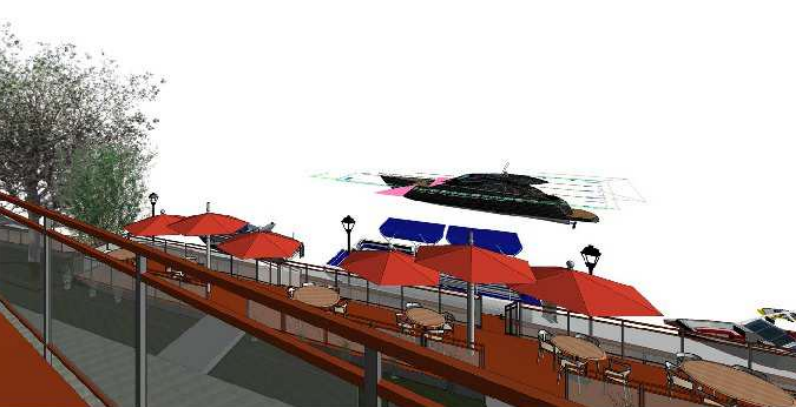
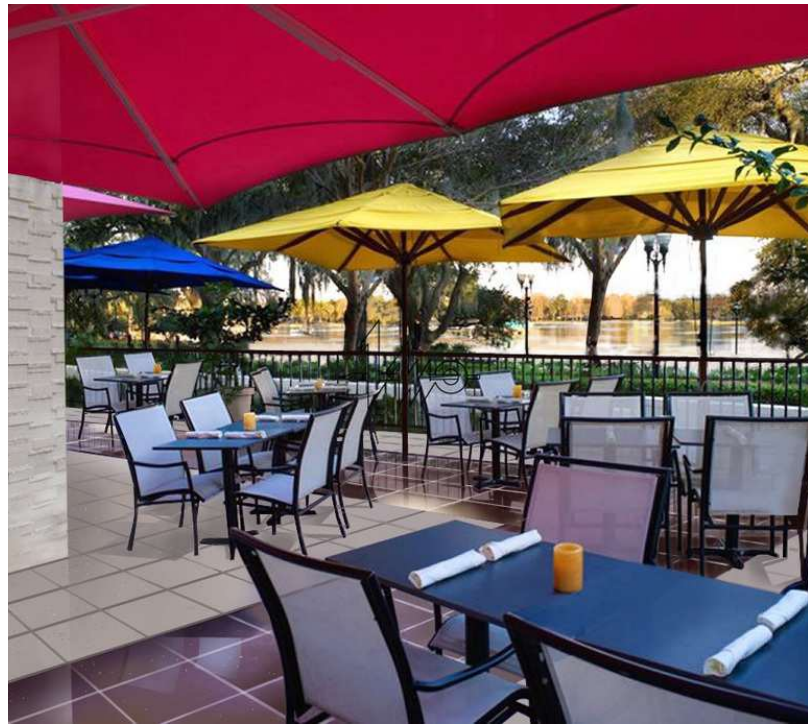
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rick@recckio.com

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

ADDITIONAL PHOTOS

8,419 +/- SF Building

350 Old Niagara Falls Blvd, Buffalo, NY 14228



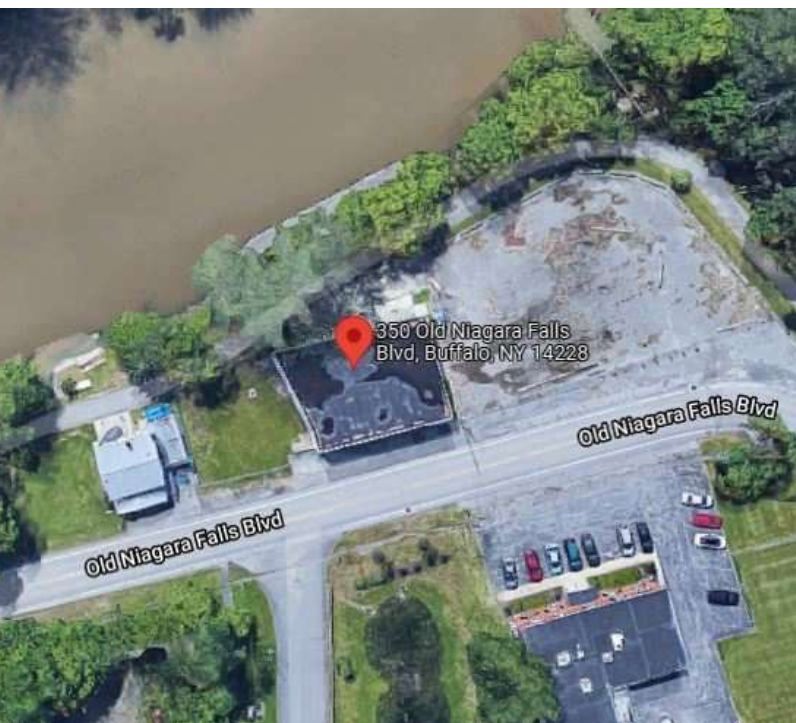
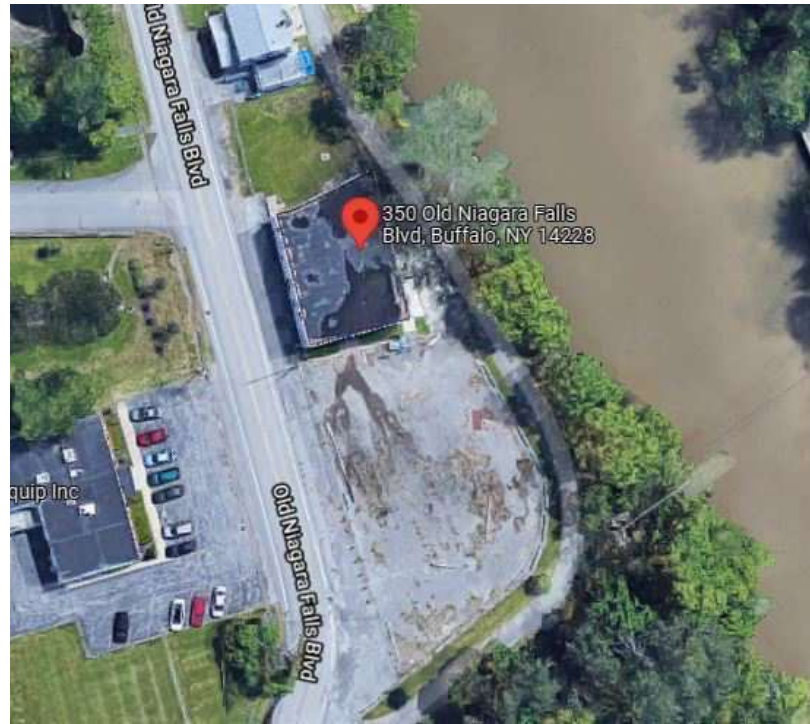
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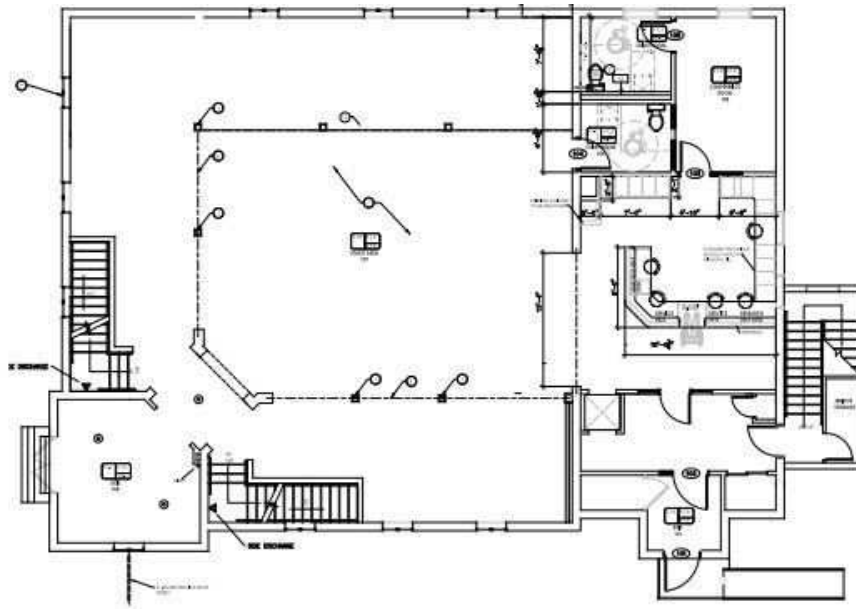
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FLOOR PLANS

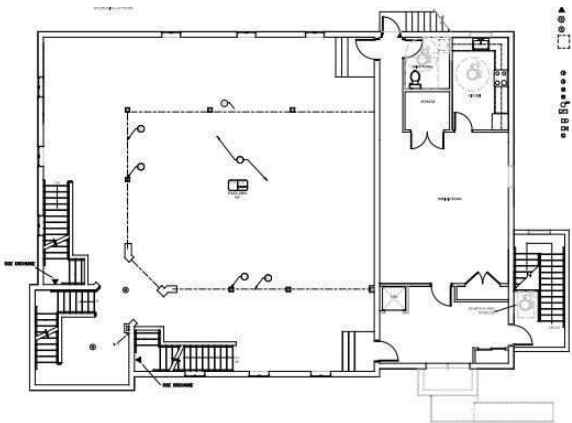
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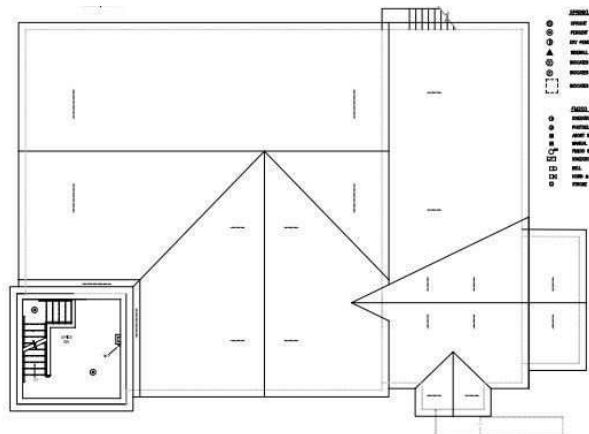
- STAIRWELL, ELEVATOR, MECHANICAL**
- STAIR
 - ELEVATOR
 - BY PERMIT
 - ▲ MECHANICAL
 - MECHANICAL ROOM AND MECHANICAL SERVICE POINT
 - MECHANICAL ROOM AND MECHANICAL SERVICE POINT
 - MECHANICAL ROOM AND MECHANICAL SERVICE POINT
- FINISH IDENTIFICATION**
- PROPOSED FINISH IDENTIFIER
 - PROPOSED FINISH IDENTIFIER
 - JOINT WITH
 - JOINT WITH
 - FLOOR FINISH IDENTIFIER
 - FINISH IDENTIFIER
 - HALL
 - HALL & STAIRWAY LIGHT
 - STAIRWAY LIGHT

1 GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



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 - STAIRWAY LIGHT

1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



- STAIRWELL, ELEVATOR, MECHANICAL**
- STAIR
 - ELEVATOR
 - BY PERMIT
 - ▲ MECHANICAL
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1 THIRD FLOOR PLAN & EXISTING ROOF LINE
SCALE: 1/8" = 1'-0"

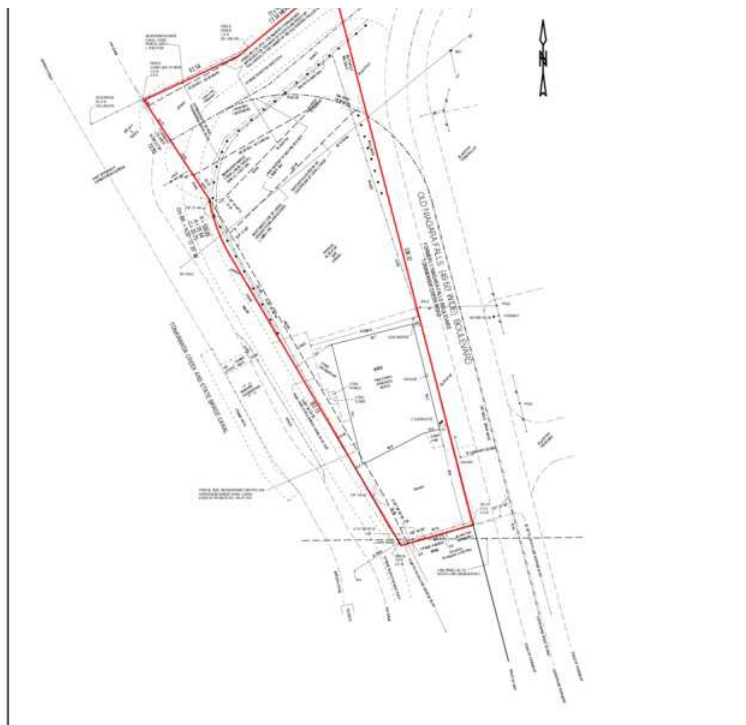
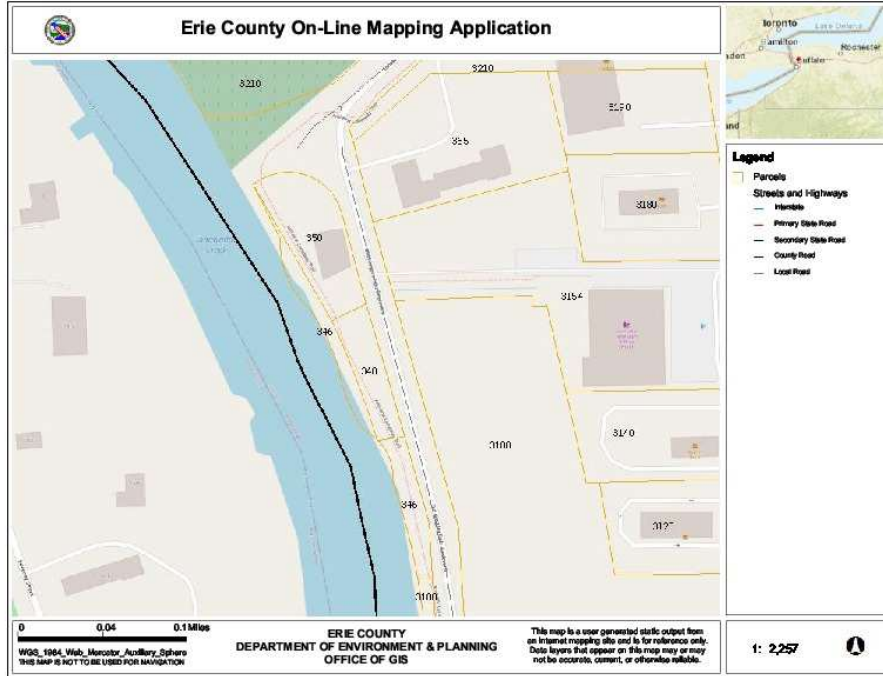


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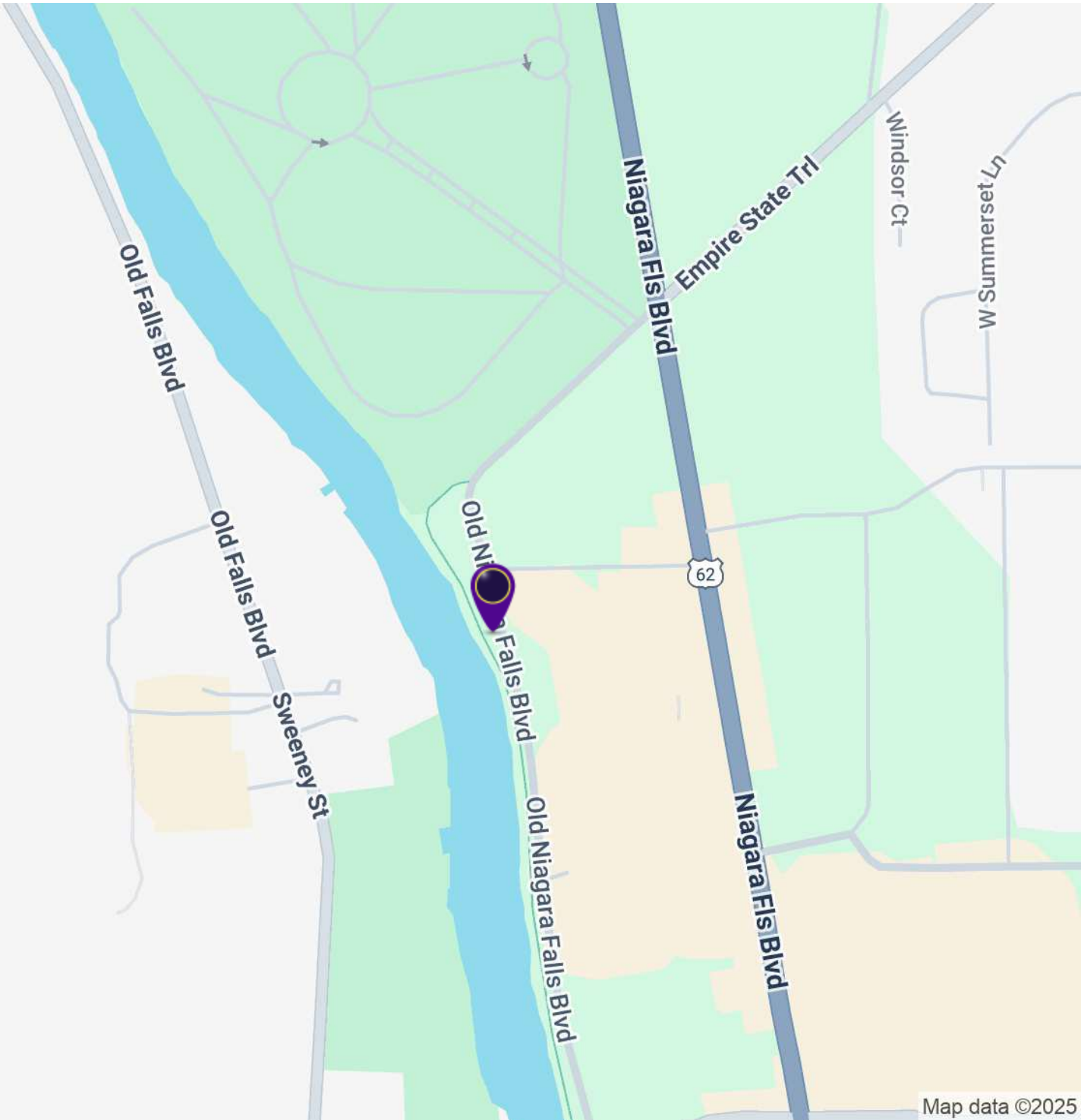
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LOCATION MAP

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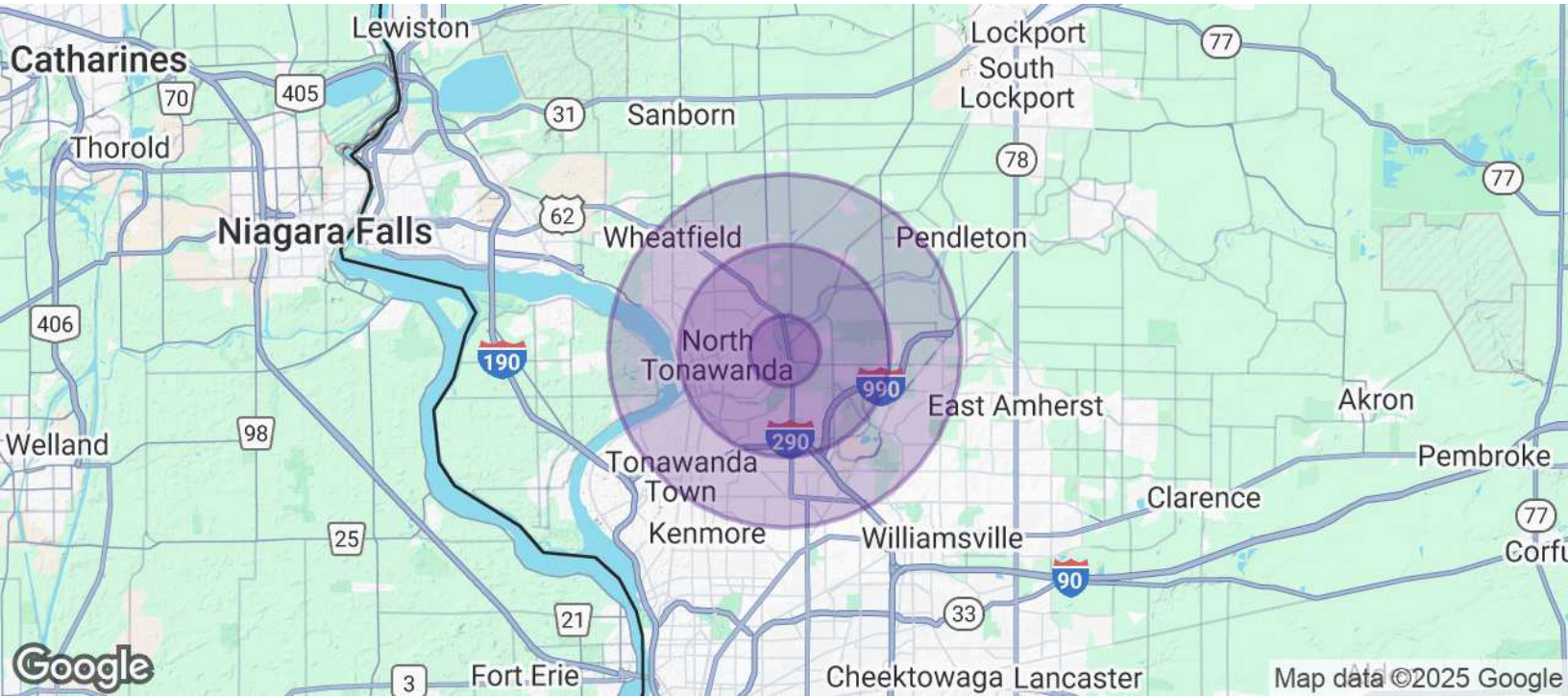


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,763	68,544	173,804
Average Age	40	42	42
Average Age (Male)	38	40	41
Average Age (Female)	41	43	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,401	29,402	72,802
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$95,457	\$86,782	\$102,107
Average House Value	\$298,822	\$258,705	\$269,133

* Demographic data derived from 2020 ACS - US Census



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