

FOR SALE

OFFICE BUILDING

605 Fillmore Ave, Buffalo, NY 14212



PROPERTY OVERVIEW:

- 6,300 SF three story office building in great condition
- Converted former multi-family; elevator to all 3 levels
- Two nearby vacant residential lots (3126 SF) also included (279 & 281 Paderewski Dr.) in the sale
- Current owner has put in over \$100,000 in recent updates
- Updates include new water pipes and system, roof repair and new HVAC among others
- Neighborhood being re-invested in including: Cigar Lofts, Torn Space Theatre & Central Terminal
- Two car garage with meter free parking on both Fillmore and Paderewski
- Zoned N-3E allowing for many future uses
- On Fillmore at Paderewski, right down the street from the Central Terminal
- Also near the Broadway Market; St Stanislaus and Corpus Christi historic churches



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

David Doerr
Associate Real Estate Broker
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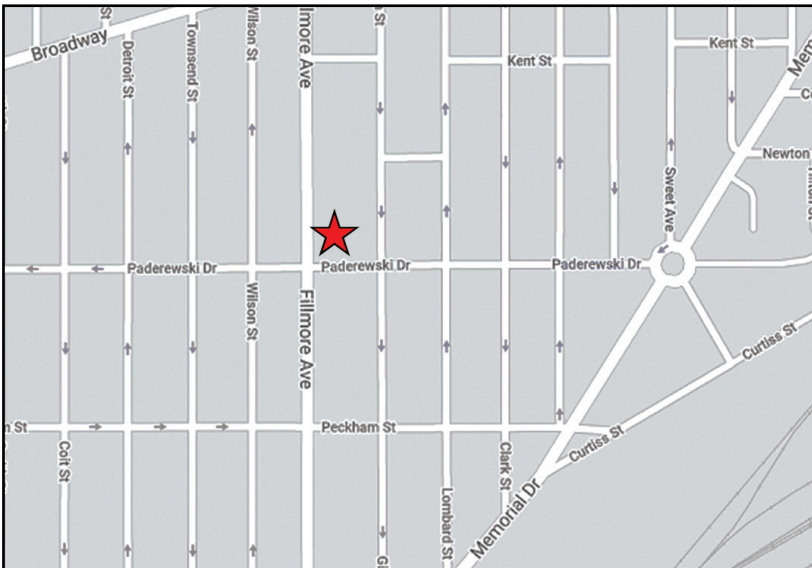
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