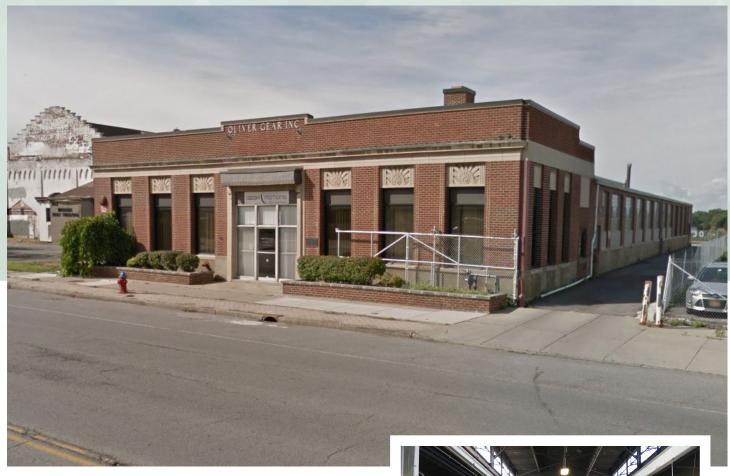
FOR SALE

32,000 Sq. Ft. Property on 1.13 Acres 1112-1114 Niagara Street, Buffalo, NY 14213



PROPERTY HIGHLIGHTS

- · Art Deco Building Overlooking the Niagara River
- Located in Opportunity Zone
- Zoned M1- Light Manufacturing
- 2,180 Sq. Ft. Office
- Newer Roof/ HVAC
- Cranes Available
- Basement/Storage
- 208 Volt/800 Amp Power
- Sprinkler System- Wet
- 13' 20' Ceilings in Main Production Area
- 4 Doors at Grade







Joseph Deck, SIOR Associate Real Estate Broker



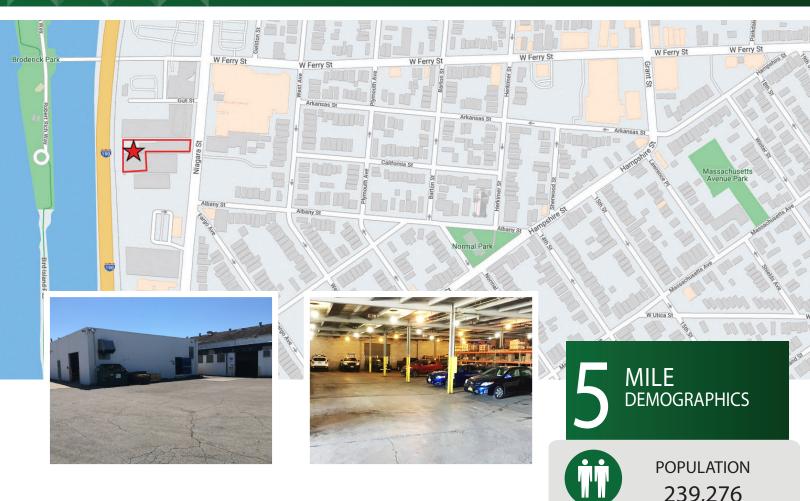
^{*} 716.572.3244

Scott Mason

Real Estate Salesperson

FOR SALE

32,000 Sq. Ft. Property on 1.13 Acres 1112-1114 Niagara Street, Buffalo, NY 14213







239,276



DAY POPULATION 169,971



HOUSEHOLDS 104,896



AVERAGE HH INCOME \$56,922



344 Delaware Ave, Suite 200, Buffalo, NY 14202

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.

Joseph Deck, SIOR Associate Real Estate Broker



Scott Mason Real Estate Salesperson

