

FOR SALE

29,000 SF Warehouse on .75 Acres

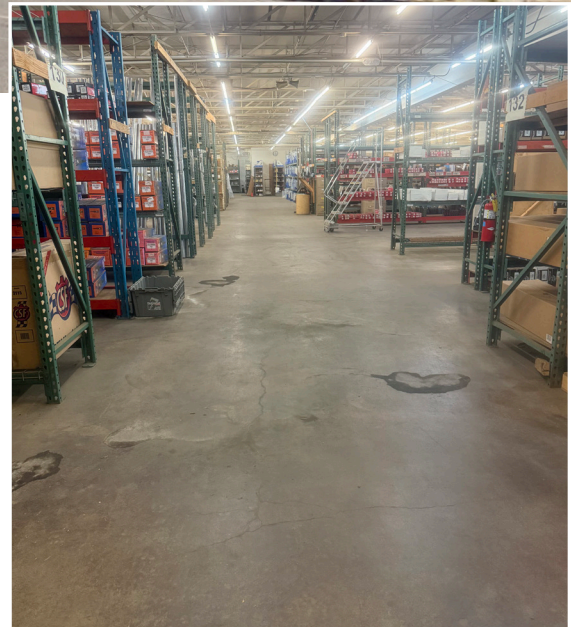
1635 Elmwood Ave, Buffalo, NY 14207

INVESTMENT PROPERTY



PROPERTY HIGHLIGHTS:

- NNN Lease
- 10 year term left
- 7.6% Cap Rate
- Very desirable parcel on Elmwood Ave
- 3 Dock doors 1 grade door
- 480V electric service
- National auto parts retailer/distributor is the current tenant



DEMOGRAPHICS:

	<u>2- Miles</u>	<u>5-Miles</u>
Population:	87,444	326,089
Households:	38,603	141,930
Average HH Income:	\$77,051	\$69,252



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

C: 716.830.3325

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Richard Wadsworth

Real Estate Salesperson

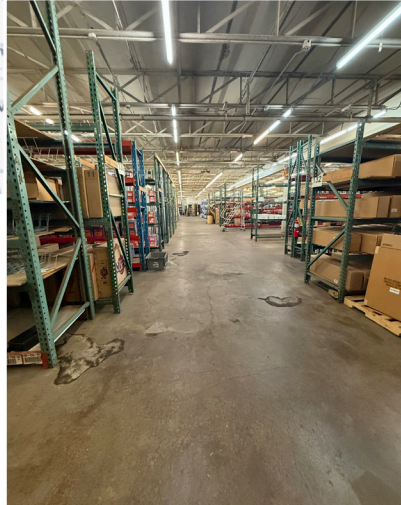
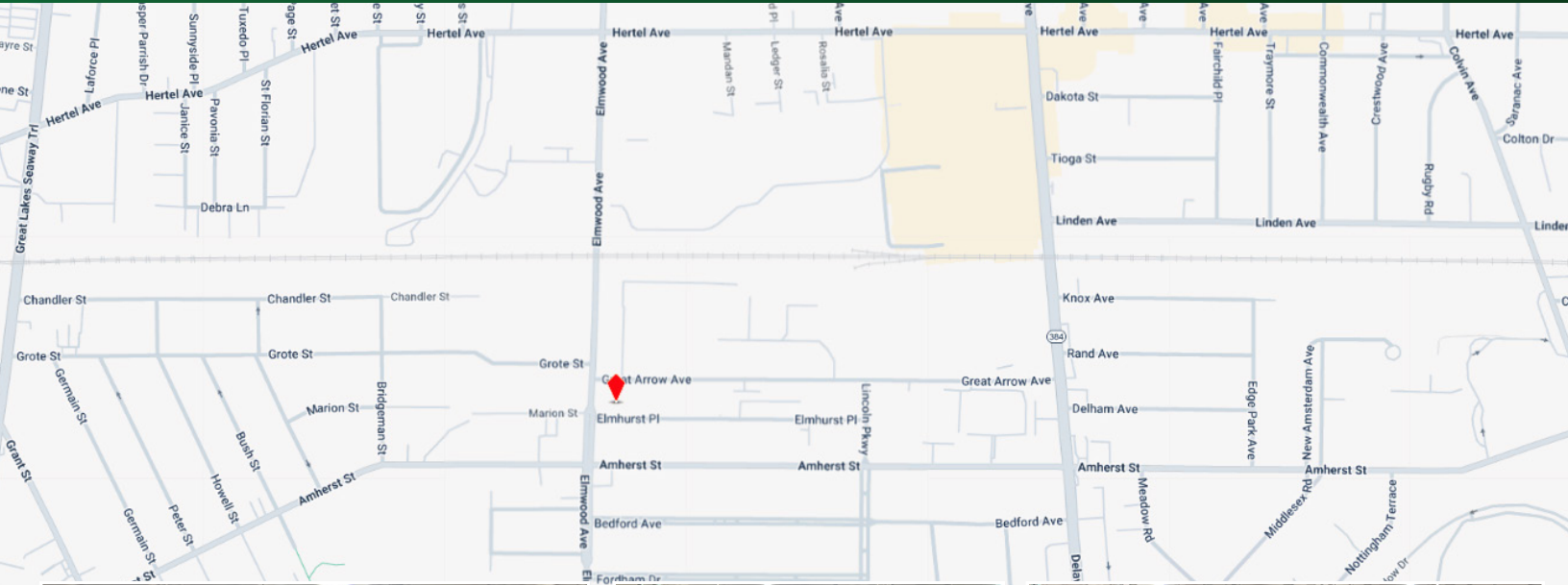
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HANNA
COMMERCIAL REAL ESTATE
344 Delaware Ave, Suite 200, Buffalo, NY 14202



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