

FOR SALE

High Visibility Mixed-Use Opportunity with Renovated Retail Space
838 Niagara Falls Blvd, Buffalo, NY 14223



Property Highlights:

- Newly renovated retail space
- 4,280 SF building on 0.44 Ac
- 2 bedroom second floor apartment
- New silicone roof 3 years ago
- Commercial Kitchen
- 1800 SF retail/showroom area
- Parking for 27+ cars
- Very well maintained building and lot
- 20,000+ traffic count daily
- Excellent visibility
- List price \$599,000



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.

Richard Wadsworth

Real Estate Salesperson

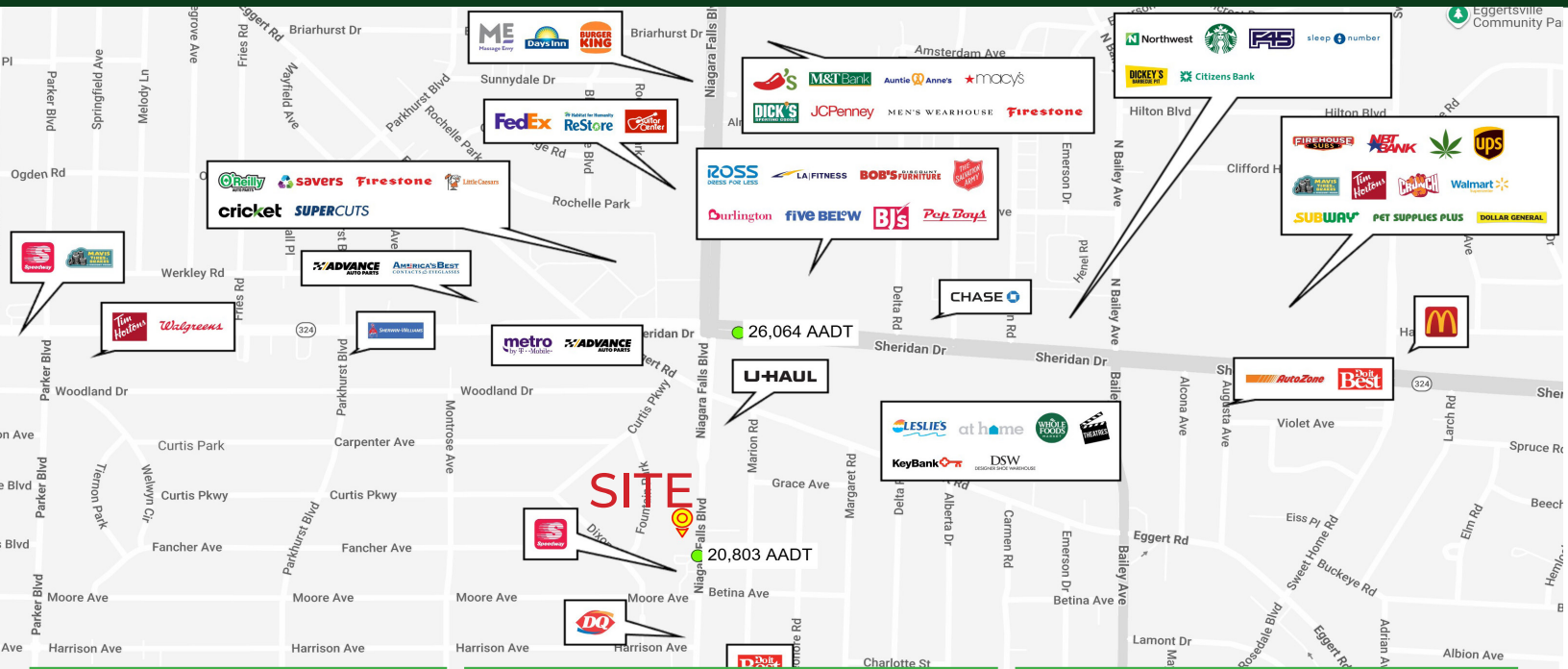
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