

FOR SALE | 193 Elk Street, Buffalo, NY 14201



344 Delaware Ave, Suite 200, Buffalo, NY 14202

**HOWARD
HANNA**
REAL ESTATE SERVICES

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PROPERTY DESCRIPTION:

Where else can you find an over 20k sq ft, 40+ parking spots, w/beautiful green space, Gothic revival style Church and incoming producing rectory on almost 2 acres (includes vacant lots, 197 Elk, 39, 43, 59 Euclid)? This truly multifarious property is capable of a variety of uses with no religious restrictions and eligible for both state and federal tax credits up to 50%. 193 Elk is on the national register of historic places and has been featured on television as well! Constructed of Ashler stone, and built by Fred W. Humble in 1888, this is the perfect place to live, work and play!

Incoming rents already producing \$5,000 a month help investors, and people looking to own this as their own home settle right in, the expansive church with beautiful leaded glass throughout features an ornate working organ designed by Garret House, which also has its own historical designation, there is also extra space in the basement of the church as well as offices in the front and back and balcony, anyone interested in turning it into an event center will find city approved drawings! The rectory, which is attached to the church has four one bedroom apartments, five full baths, two half baths and seven additional rooms/workspaces. Incredible opportunity to get it on the ground floor of South Buffalo's resurgence.



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PROPERTY HIGHLIGHTS:

- For congregation, investment, development, event space or single family home
- \$60,000 current annual cash flow
- Over 22,000 square feet of versatile use
- 40 on-site car parks
- 4 apartments
- 4 parcels included in sale
- Green space for additional use or parking



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