

FOR SALE

2,080 SF WAREHOUSE/GARAGE

1273 Clinton Street, Buffalo, NY 14206



Property Highlights:

- Flexible industrial opportunity ideal for an owner-user, contractor, service business, warehouse operation, or light manufacturing use.
- The property features an open shop/ warehouse area with high ceilings, bright overhead lighting, and a 12-foot grade door for convenient loading/ equipment access.
- Includes dedicated office space, with plumbing in place for a new user.
- Newer exterior paint and on-site parking with convenient grade-level access.
- Located on Clinton in the city of Buffalo offering convenient access to Downtown Buffalo, Peace Bridge and Canadian border, Buffalo Niagara International Airport, and major transportation routes serving Buffalo and Western New York. Central location provides connectivity to customers, suppliers, and workforce throughout the Buffalo-Niagara region. Practical and adaptable with a functional layout, on-site parking, and strong potential for a variety of business uses.
- Lease option available
- List price \$200,000



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.

Emily Cornwell

Associate Real Estate Broker

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