

FOR SALE

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

**New Price
Reduction**



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



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

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Scott Mason
Real Estate Salesperson

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5 MILE DEMOGRAPHICS



POPULATION
239,276



DAY POPULATION
169,971



HOUSEHOLDS
104,896



AVERAGE HH
INCOME
\$56,922



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