FOR SALE

32,000 Sq. Ft. Property on 1.13 Acres

1112-1114 Niagara Street, Buffalo, NY 14213



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

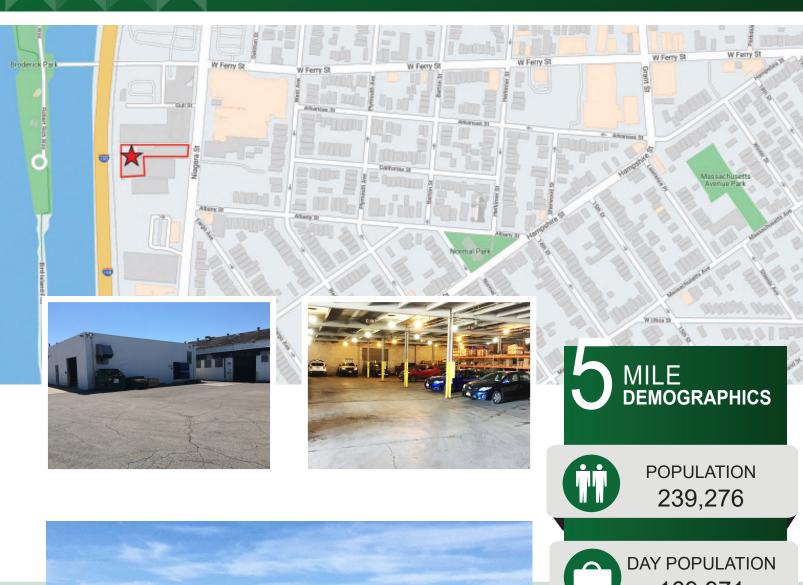




information submitted herein is not guaranteed. Although obtained from reliable resou subject to errors, omissions, prior sale and withdrawal from the market without notice. made no investigation and makes no representation of the property.

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HOUSEHOLDS 104,896



AVERAGE HH INCOME \$56,922



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