

FOR SALE

Redevelopment Opportunity

1875 Niagara Street, Buffalo, New York 14207

**PRICE
REDUCED**

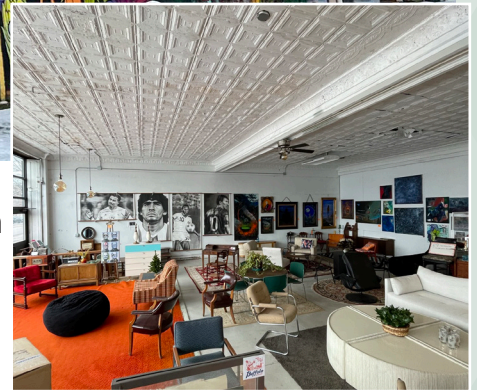


Incredible Opportunity for a redevelopment property in the heart of the Niagara Street/Black Rock Renaissance. Ideal for mixed use space with the opportunity of parking out back. Two first floor tenants currently leasing space and not opposed to staying with new ownership.

Investment Highlights:

- Redevelopment Opportunity
- 13' Clear Span Per Floor
- One 10' overhead grade door with freight elevator
- One loading dock door (30' dual axle fits)
- Ideal location right off the Thruway on Niagara Street
- New store front windows, all new Marvin windows front facing on second and third floors.
- New roof on carriage house in 2022, roof on the main building is in great condition.

• **Price Reduced to \$675,000**



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.

Christopher Aris
Real Estate Salesperson

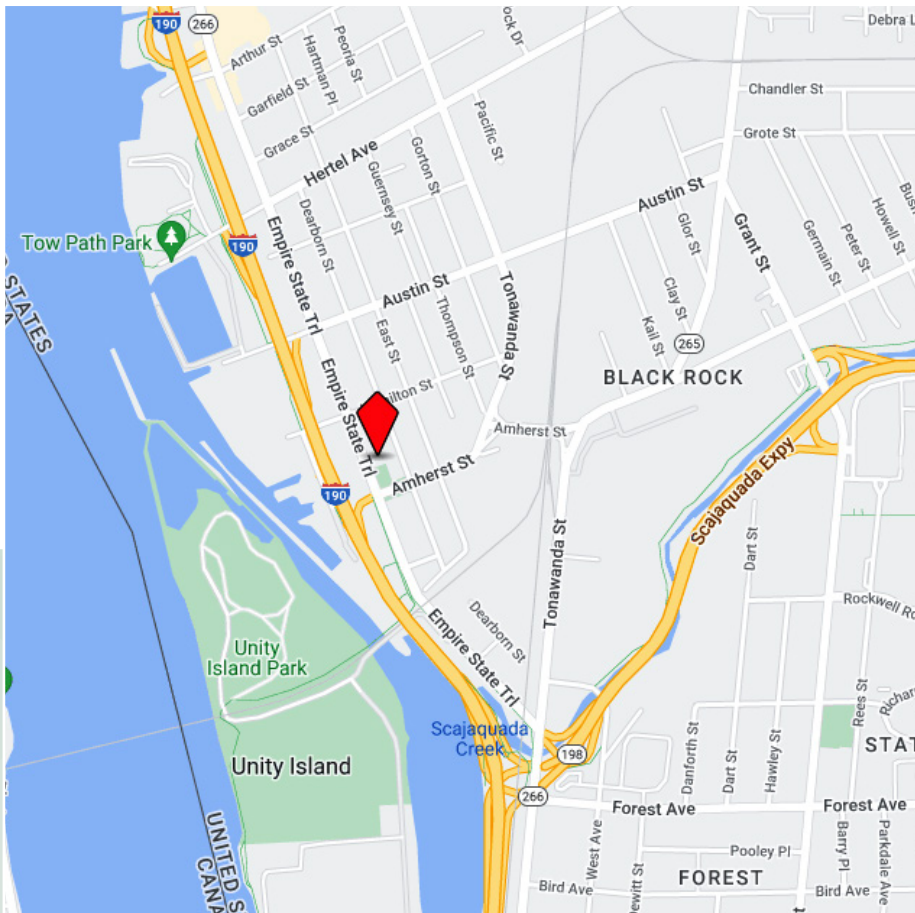
716.341.3410

ChristopherAris@HannaCRE.com

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5 MILE DEMOGRAPHICS



POPULATION
265,613



DAY POPULATION
177,816



HOUSEHOLDS
116,187



AVERAGE HH
INCOME
\$63,782

HANNA
COMMERCIAL REAL ESTATE

344 Delaware Ave, Suite 200, Buffalo, NY 14202



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