



INVESTMENT PROPERTY

**212 - 220 Grant Street
Buffalo, NY 14213**

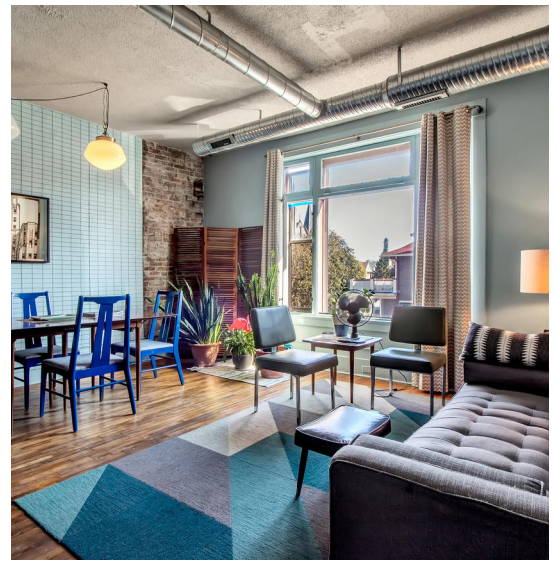
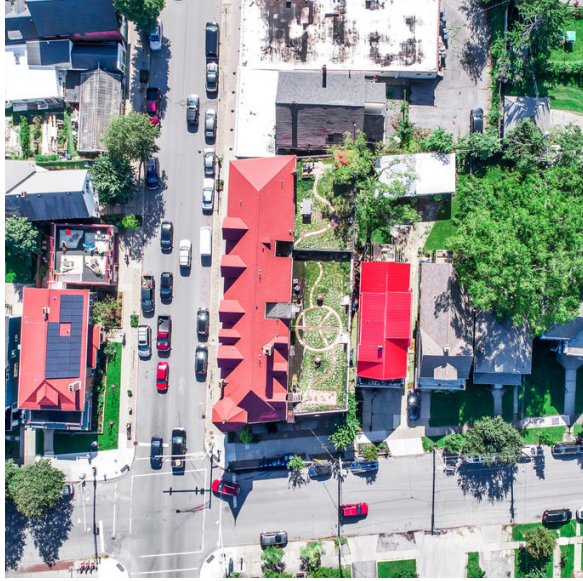
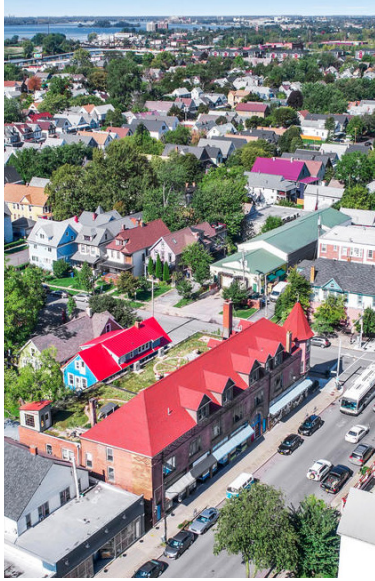
Presented by:

Emily Cornwell
Associate Real Estate Broker
ECornwell@HannaCRE.com
716.909.1375

344 Delaware Ave • Suite 200 • Buffalo • NY • 14202
hannacre.com



ADDITIONAL PHOTOS



HANNA
COMMERCIAL REAL ESTATE

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.

FOR SALE:

212-220 Grant Street, Buffalo, NY 14213

PROPERTY HIGHLIGHTS

- Set at a high auto and foot traffic intersection of Lafayette Ave and Grant Street
- Featuring 7 residential apartments
- 6 commercial spaces including 4 street level retail + cafe and tabernacle
- Coined “The gateway to Buffalo’s west side”
- Updated full tear off and architectural gable roof, with repointed brick and rebuilt chimneys
- Third floor access to green rooftop and patios
- Within blocks of Elmwood shopping and dining, Niagara Street development, Buffalo State College, minutes from D’Youville and the Canadian border



Emily Cornwell

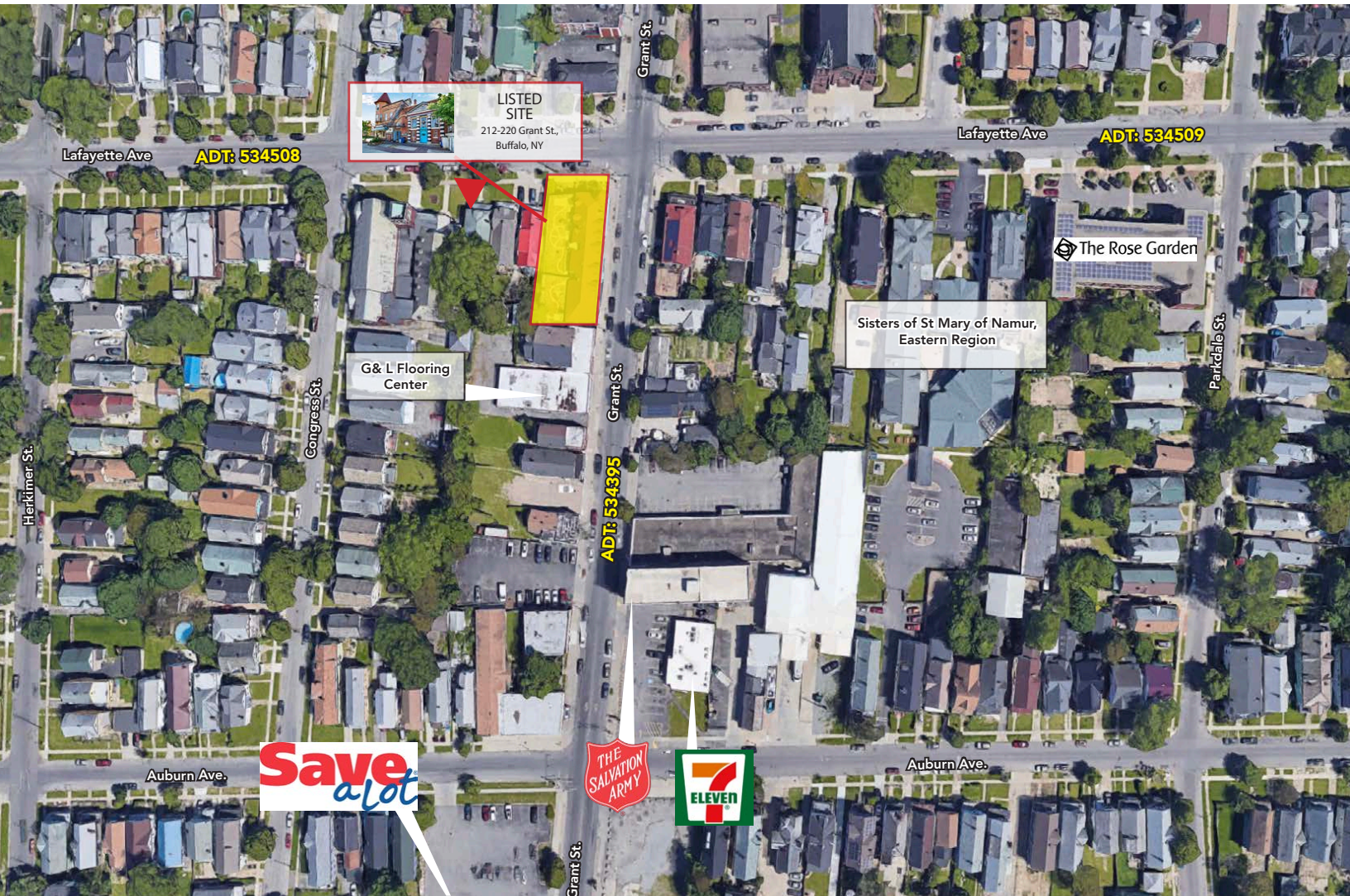
Associate Real Estate Broker

716.909.1375

✉ ECornwell@HannaCRE.com

FOR SALE:
212-220 Grant Street, Buffalo, NY 14213

LOCATION AERIAL



DEMOGRAPHICS

ESTIMATED	2 MILE	5 MILE	10 MILE
POPULATION	71,940	274,195	612,704
MEDIAN HH INCOME	\$41,431	\$42,033	\$52,994
DAYTIME EMPLOYMENT	52,258	181,207	360,604

3 MILE SUMMARY:	
	132,382 TOTAL POPLUATION
	\$41,561 MEDIAN HOUSEHOLD INCOME
	122,613 TOTAL EMPLOYEES



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
Assocaite Real Estate Broker

716.909.1375
ECornwell@HannaCRE.com