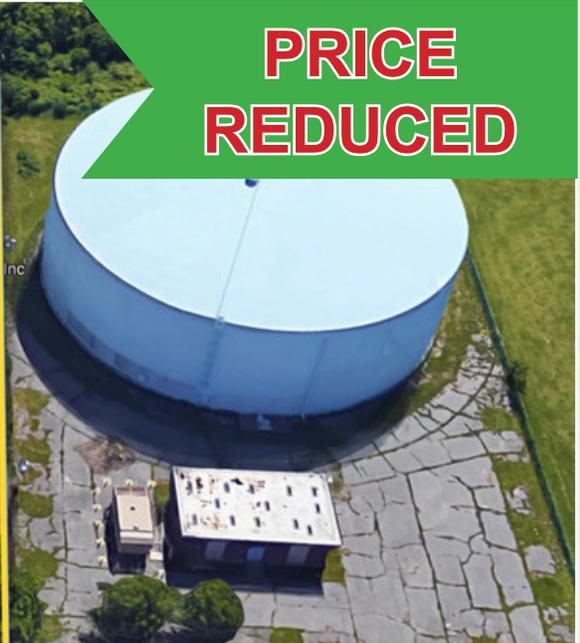


FOR SALE

Two Parcel Industrial Assemblage 243 & 261 Manhattan Ave, Buffalo, NY 14214

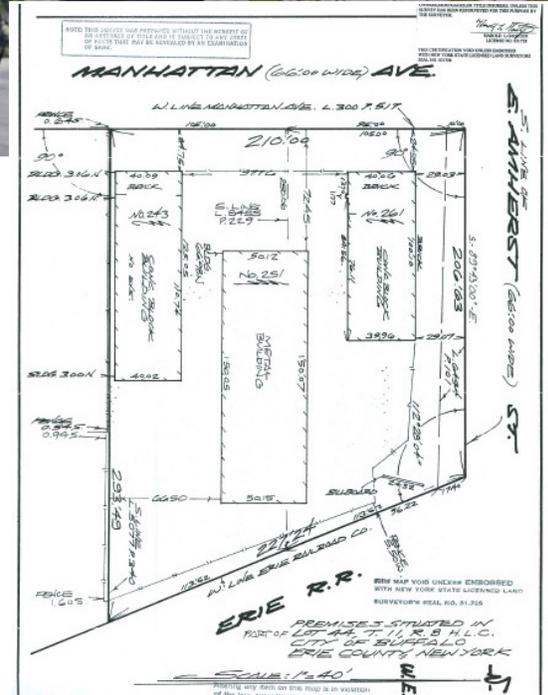


PRICE REDUCED



PROPERTY OVERVIEW

- Three buildings on two adjacent parcels; 243 & 261 Manhattan Ave
- Located in the Northland Hospital Opportunity Zone Cluster on the Buffalo NY Opportunity Zone Map as of 3/29/2022
- 4,400 sq. ft. block building with 12' and 14' grade door, 3 phase
- 7,500 sq. ft. cold storage building with multiple grade doors
- 4,000 sq. ft. block building with a 12' and 14' grade door, 3 phase
- Major Capital Improvements 2010-2022



DEMOGRAPHIC SNAPSHOT

	3 Miles	5 Miles	10 Miles
Population	184,944	382,012	715,554
Households	78,900	167,715	308,416
Average HH Income	\$69,721	\$65,967	\$76,167



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.

Alicia Wittman
Associate Real Estate Broker

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