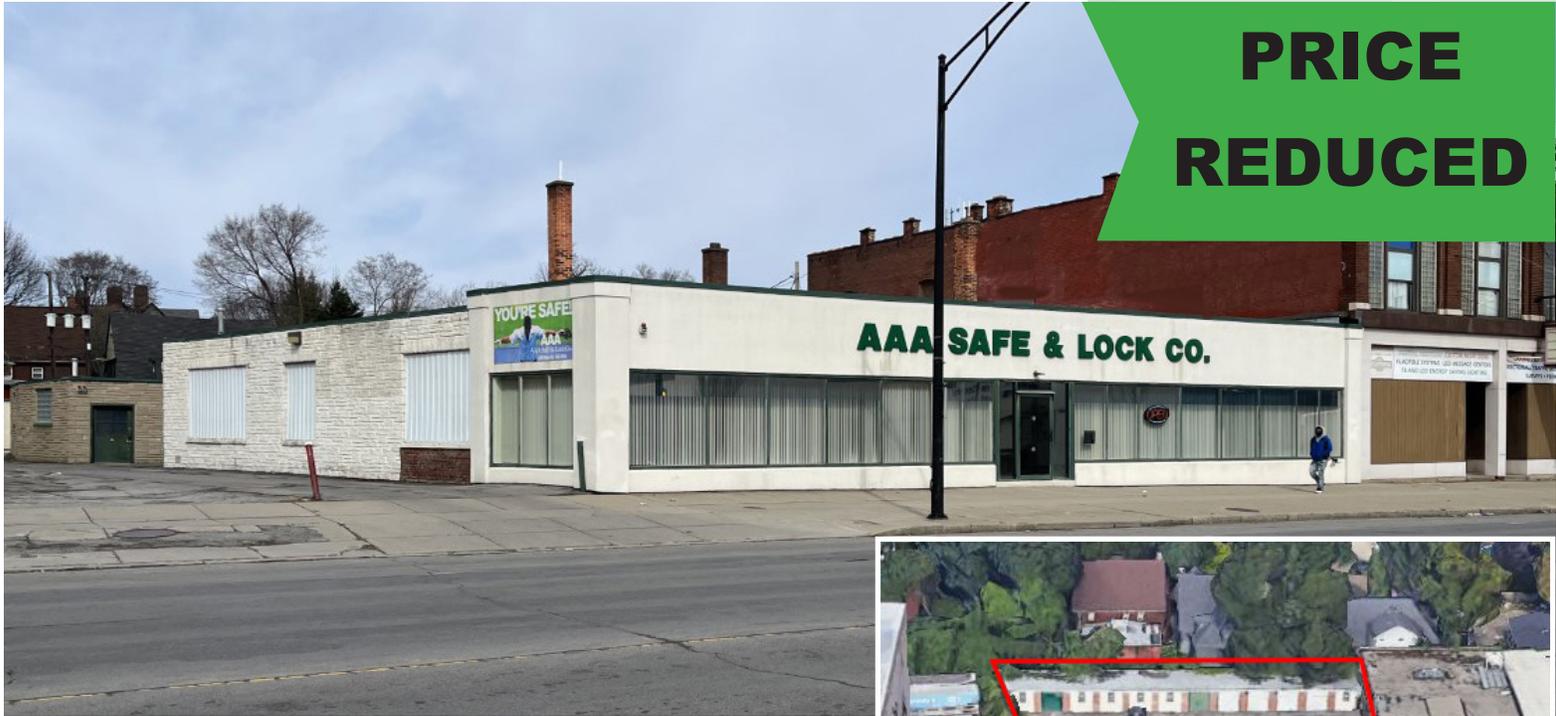


FOR SALE

Office/Retail/Warehouse

1458 Main Street, Buffalo, NY 14209



PROPERTY HIGHLIGHTS

- 5,536 sq. ft. office retail with warehouse
- 3,974 sq. ft. detached warehouse
- Full dry basement in main building, formally used as parts storage
- 12 car garage; 3,087 sq. ft.
- 0.682 acre (29,708 sq. ft.)
- 91' frontage
- Zoning N-2C: Mixed Use Center
- Large on site parking lot; 48 vehicles
- Close proximity to medical campus, central business district, rapid transit stop and Routes 33 & 198
- Total renovation 2005
- 300 amp electrical service
- **Price Reduced is now \$885,000** (was \$925,000)



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.

Gregory Zadrozny
Associate Real Estate Broker

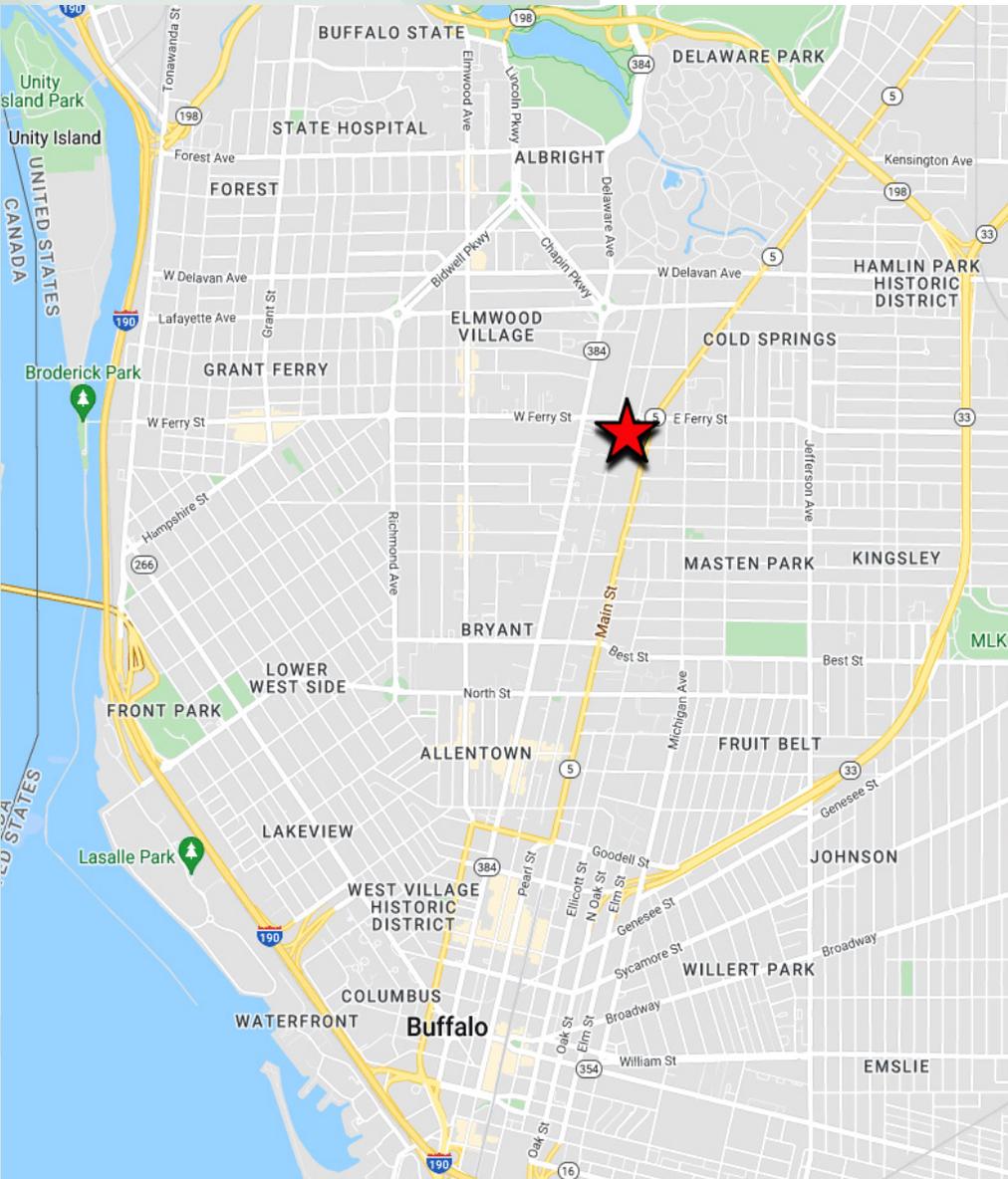
716.830.8943

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