

FOR SALE

Mixed Use/ Investment Property- Downtown Buffalo


452 Pearl Street, Buffalo, NY 14202



PROPERTY HIGHLIGHTS

- Mixed Use Building with two second floor apartments and two first floor restaurants
- Located directly across from Sheas Theatre's Pearl St entrance with 3,000 seats
- Development and Redevelopment happening all around this property
- Heart of Downtown Buffalo Entertainment and Theatre Districts
- Most restaurant equipment included in the sale
- Second floor apartments (a 3 bed and a 1 bed) with numerous updates
- Garage with room for 2 cars
- Alley access to the back of the property (Asbury Alley)
- Surrounded by many parking options
- Full Address is 452 and 454 Pearl St
- Perfect for owner/user, investor and/or redevelopment

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.

David Doerr
Associate Real Estate Broker

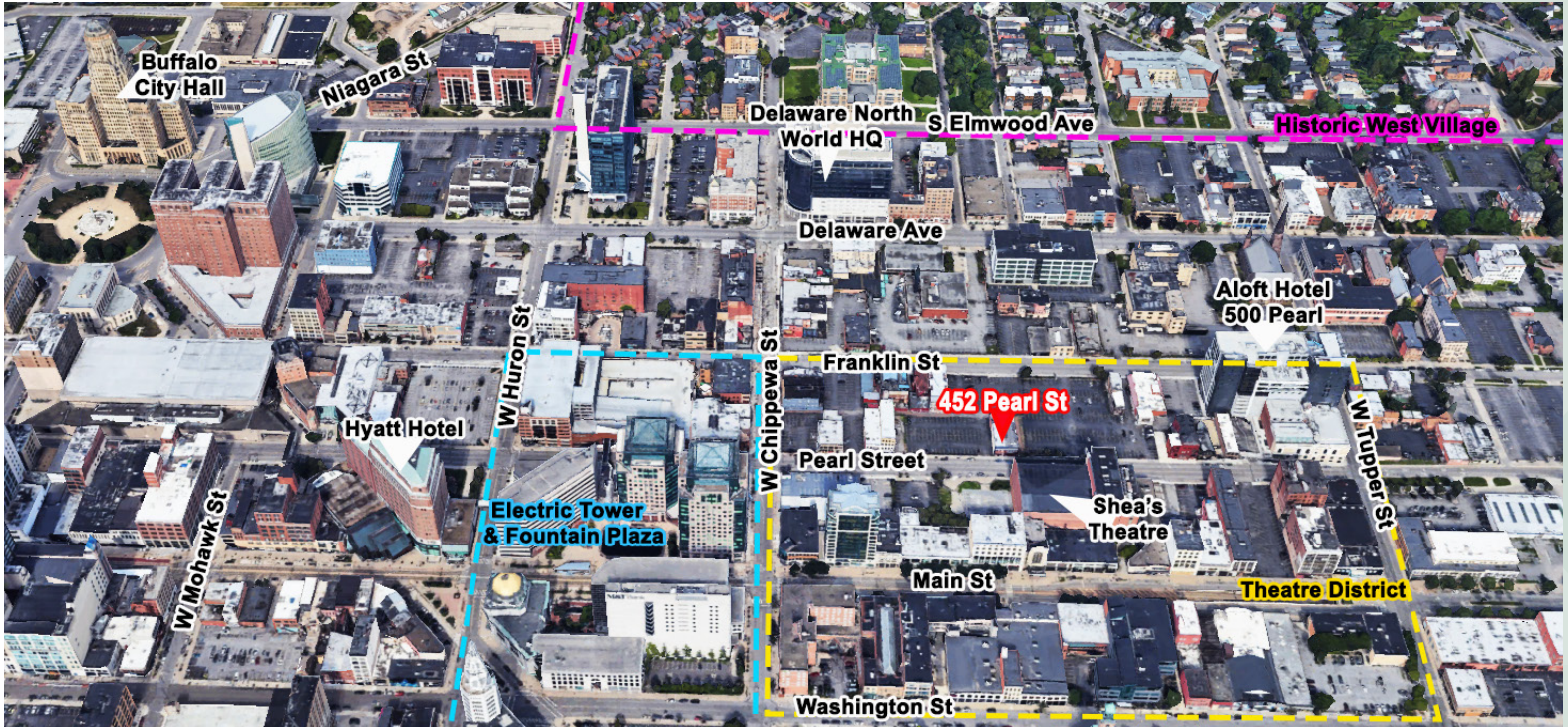
716.208.9514

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5 MILE DEMOGRAPHICS



POPULATION
272,922



DAY POPULATION
168,925



HOUSEHOLDS
118,511



AVERAGE HH
INCOME
\$62,274

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