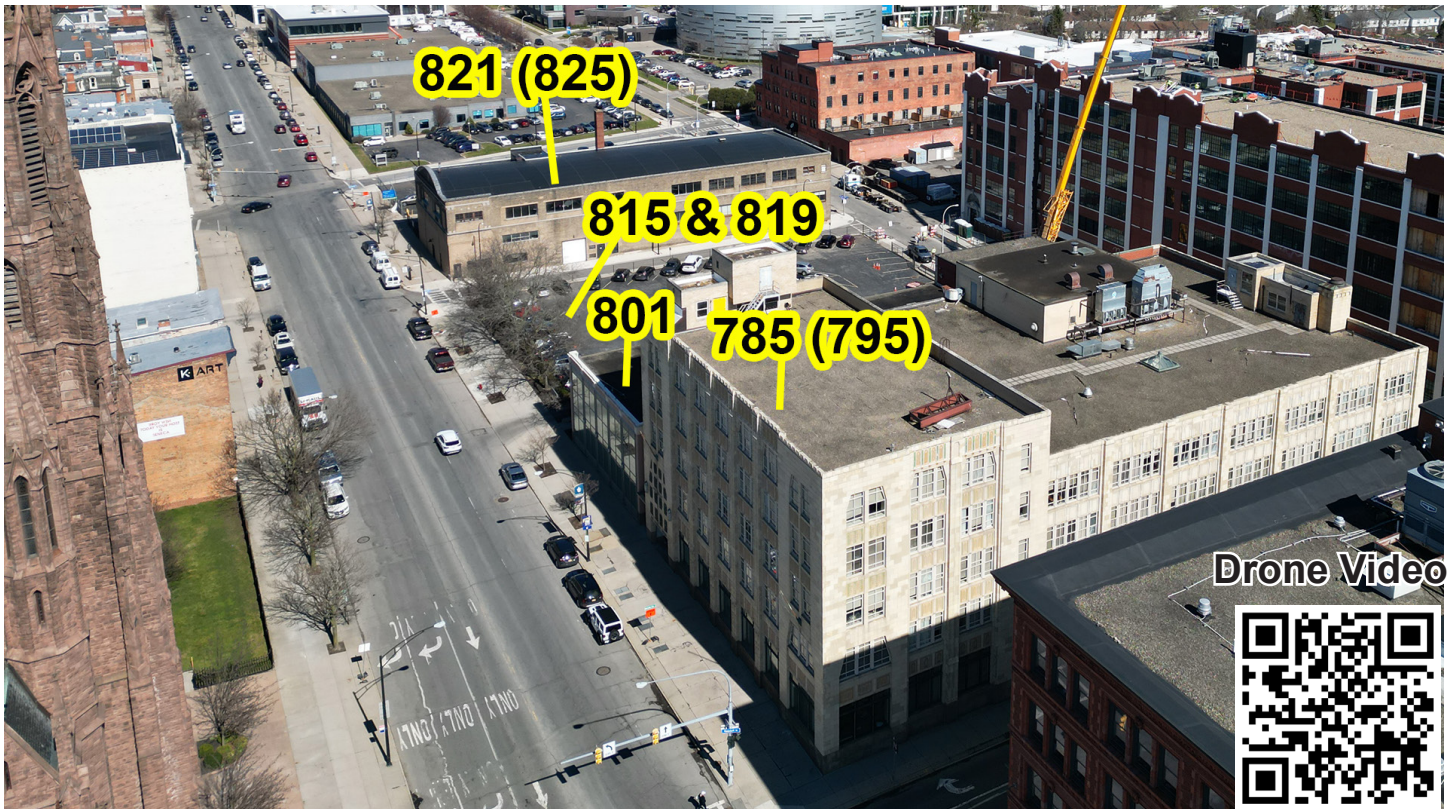


FOR SALE

The Catholic Center

785 (AKA 795), 814, 815, 819 & 821 Main Street, Buffalo



This offering consists of two prime blocks of the City of Buffalo beginning at the corner of Goodell Street and heading North toward the Buffalo Niagara Medical Campus and University of Buffalo Medical School, with another parking lot across the street. There are two office buildings on site totaling 126,320 square feet and a warehouse/commercial building totaling an additional 27,712 square feet. There is existing income from tenants. Zoning is N-1C Mixed Use Core, while 814 Main St. is zoned N-2C Mixed Use Center. There are three surface parking lots in total with 211 parking spaces. Combined, these parcels total almost 3 acres. This is the Best Development opportunity in the City of Buffalo!

DRONE VIDEO LINK: [HTTPS://YOUTU.BE/_42Y6PE-DE4](https://youtu.be/_42Y6PE-DE4)



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SUBJECT PROPERTIES AERIAL:



The subject properties are located on the east and west side of Main Street, the west side of Washington Street, the north side of Goodell Street, the south side of Virginia and Burton Streets and the east side of St. Louis Place in the City of Buffalo, County of Erie and State of New York. The property is further identified as follows:

Legal Addresss	SBL #	Site Dimensions/Acres	Bldg. Sq. Ft.
785/801 Main Street	111.23-10-3.1	276' x 198'	94,820 + 31,500
814 Main Street	111.22-8-18	132' x 200'	-
815 Main Street	111.23-10-2	25' x 198'	-
819 Main Street	111.23-10-1	30' x 200'	-
821 Main Street	111.23-9-1.1	187' x 202'	27,712

785/801 Main Street is developed with a 5-story owner-occupied office building, a 2-story single-story tenant occupied office building and surface parking lot.

814,815 & 819 Main Street are improved with surface parking lots.

821 Main Street is improved with a 2-story, partially tenant-occupied, garage/warehouse building and a surface parking lot.

785/801 MAIN STREET:



785 Main (AKA 795 Main)



801 Main

785 MAIN STREET:

785 Main is a 94,820 square foot five story office building known as the The Catholic Center currently housing the offices of the Diocese of Buffalo.

785 Main was constructed in 1930 and served as the Courier Express offices until 1982. As a general overview, the building includes a full basement level that houses unfinished storage. The first floor includes lobby, offices & conference areas, while floors 2-5 are offices. Floor 2 also has a cafeteria & food service with seating.

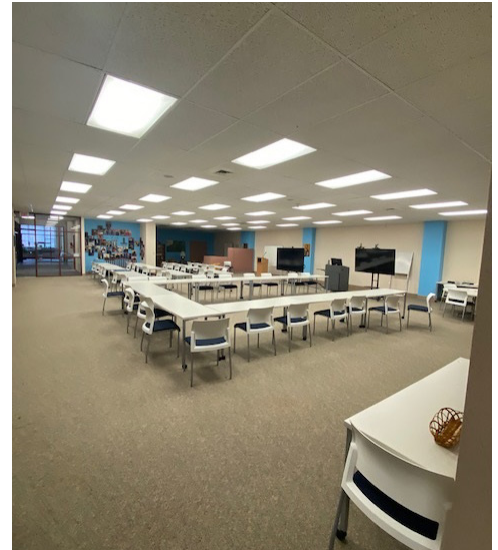
801 MAIN STREET:

801 Main is a 31,500 square foot three story office building that is currently occupied by Walsh Duffield Insurance Agency.

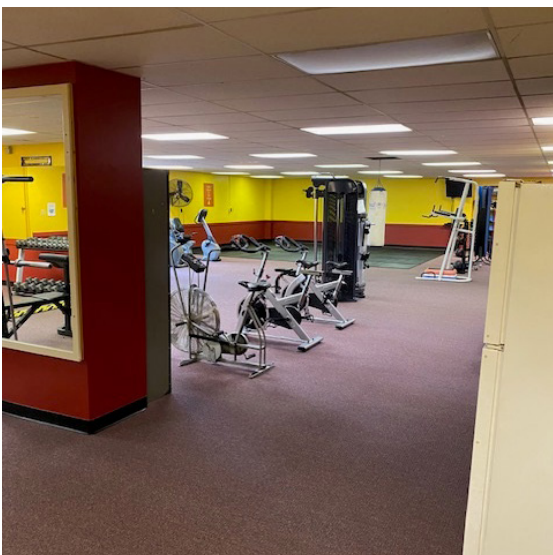
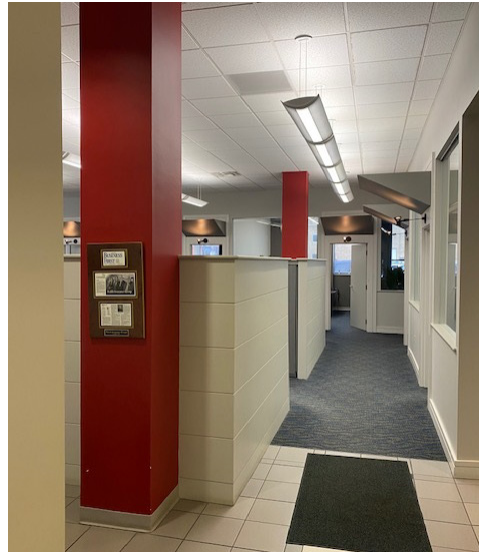
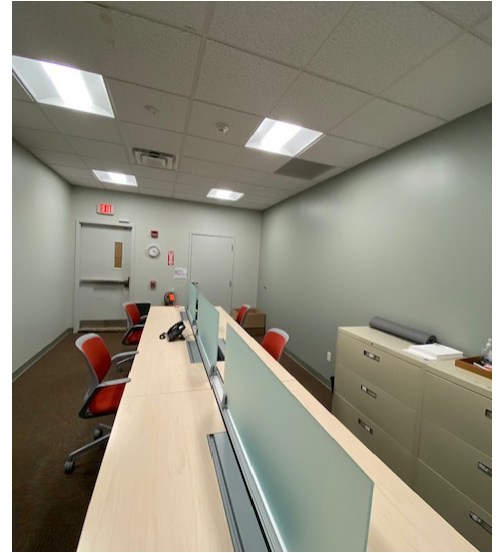
Walsh Duffield is under lease at 801 Main with a lease expiring December 31,2025. Walsh Duffield has occupied the building since 1987 with renovations of the building facade and interior office space in 2013 and beyond. The partial third floor is used as a gym/fitness area with locker rooms for employees.

At the rear of the buildig there is an indoor storage/parking area with access via Washington Street. There is parking for approximately 6 vehicles with three large overhead doors.

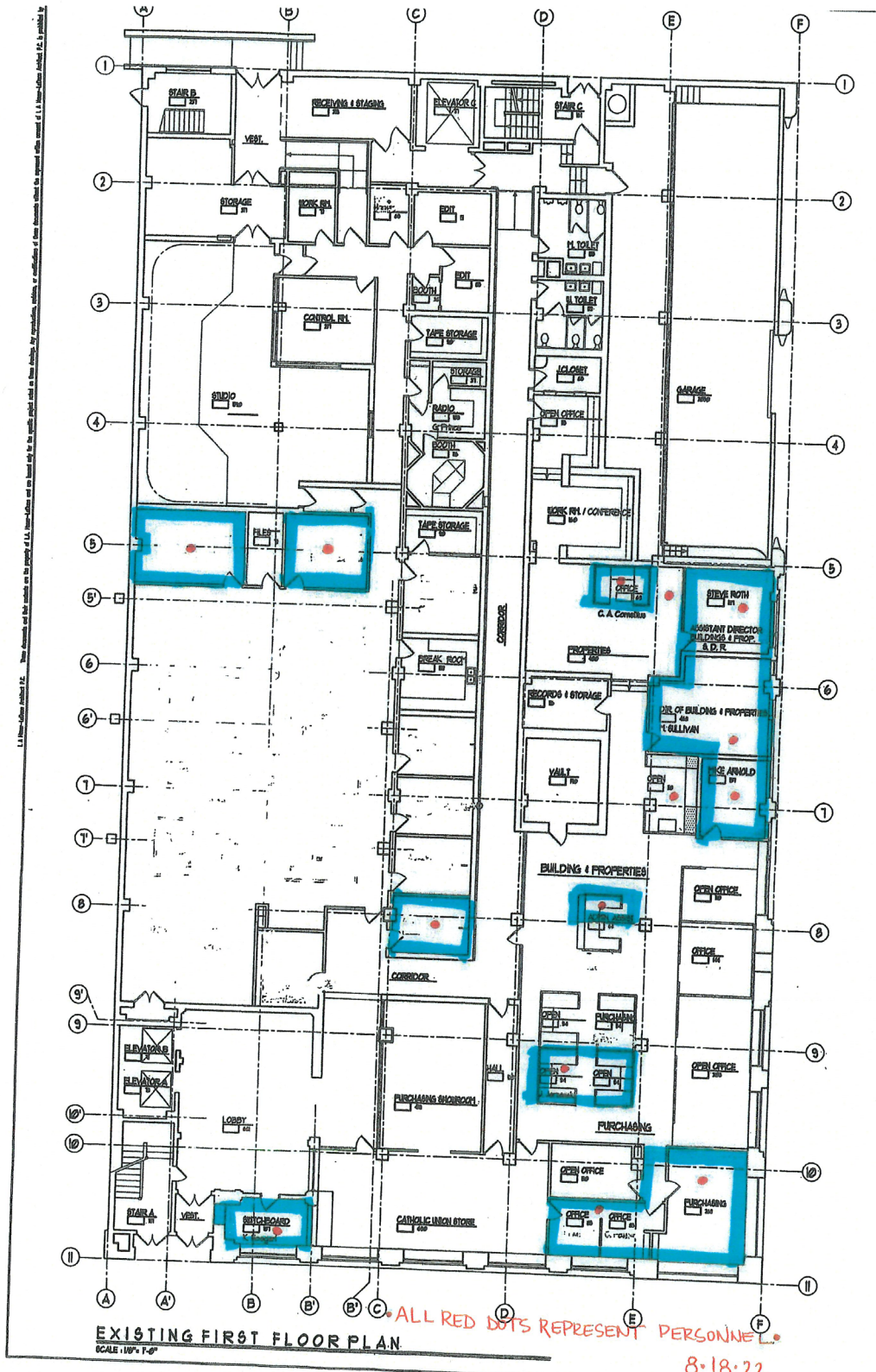
785 (AKA 795) MAIN STREET ADDITIONAL PHOTOS



801 MAIN STREET ADDITIONAL PHOTOS



785 MAIN (AKA 795) STREET - THE CATHOLIC CENTER
FIRST FLOOR PLAN

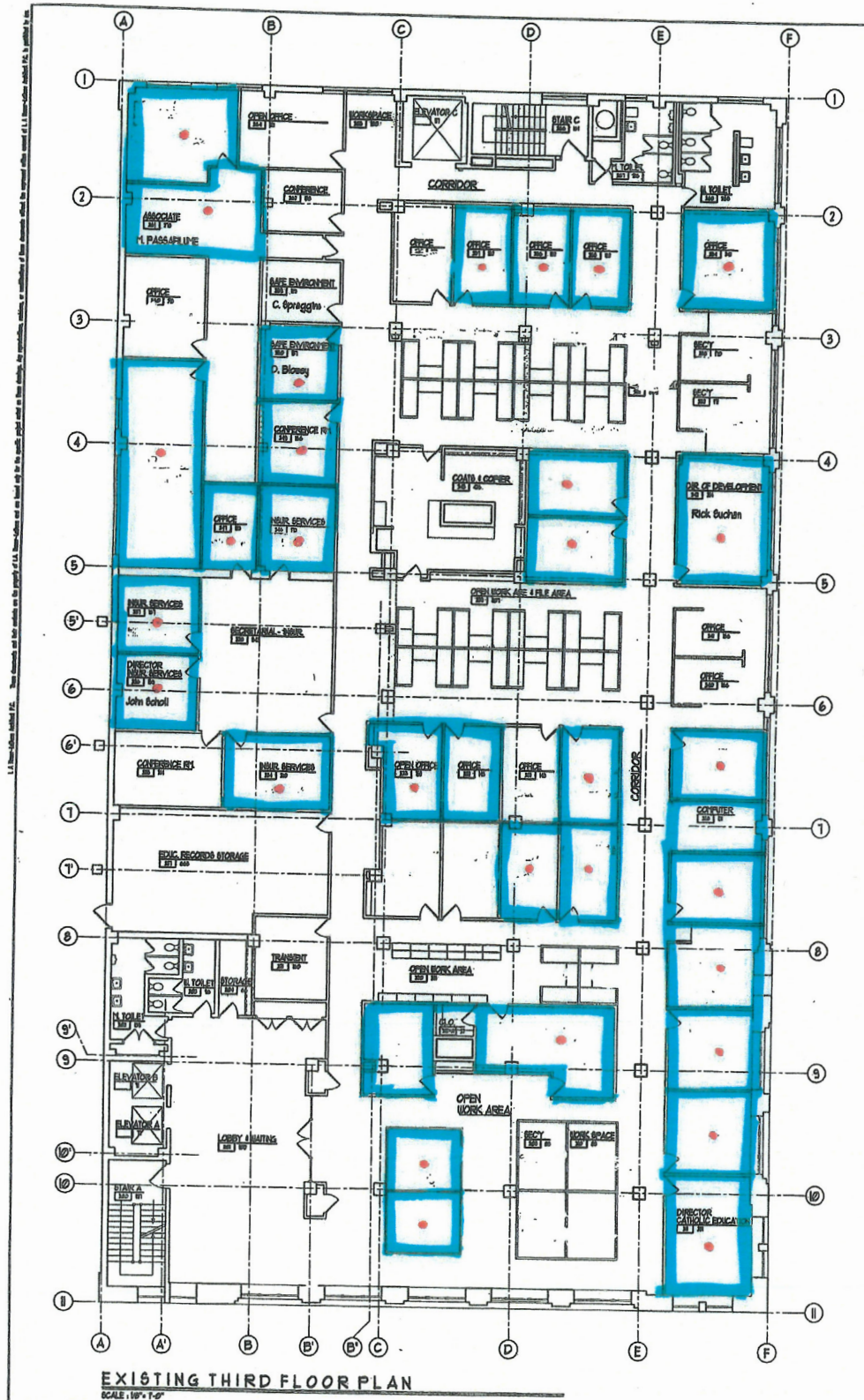


785 MAIN (AKA 795) STREET - THE CATHOLIC CENTER
SECOND FLOOR PLAN



8.18.22

785 MAIN (AKA 795) STREET - THE CATHOLIC CENTER
THIRD FLOOR PLAN



The floor plan shows the second floor of the FBI Laboratory building. The layout is organized into several functional areas. On the left side, there are rooms for 'DIR. CORP. SERV.' (50' x 15'), 'RESEARCH PLANNING' (50' x 15'), and 'DATA ENTRY' (50' x 15'). The central area includes 'OPEN OFFICE' (40' x 15'), 'CONTROLLER' (50' x 15'), 'PAYROLL' (50' x 15'), and 'RECEPTION' (50' x 15'). The right side features a long corridor with multiple 'STORAGE' (50' x 15') rooms and 'CONFERENCE' (50' x 15') rooms. The plan also includes various restrooms, stairwells, and an elevator. Red dots are marked in several rooms, and blue outlines highlight specific areas.

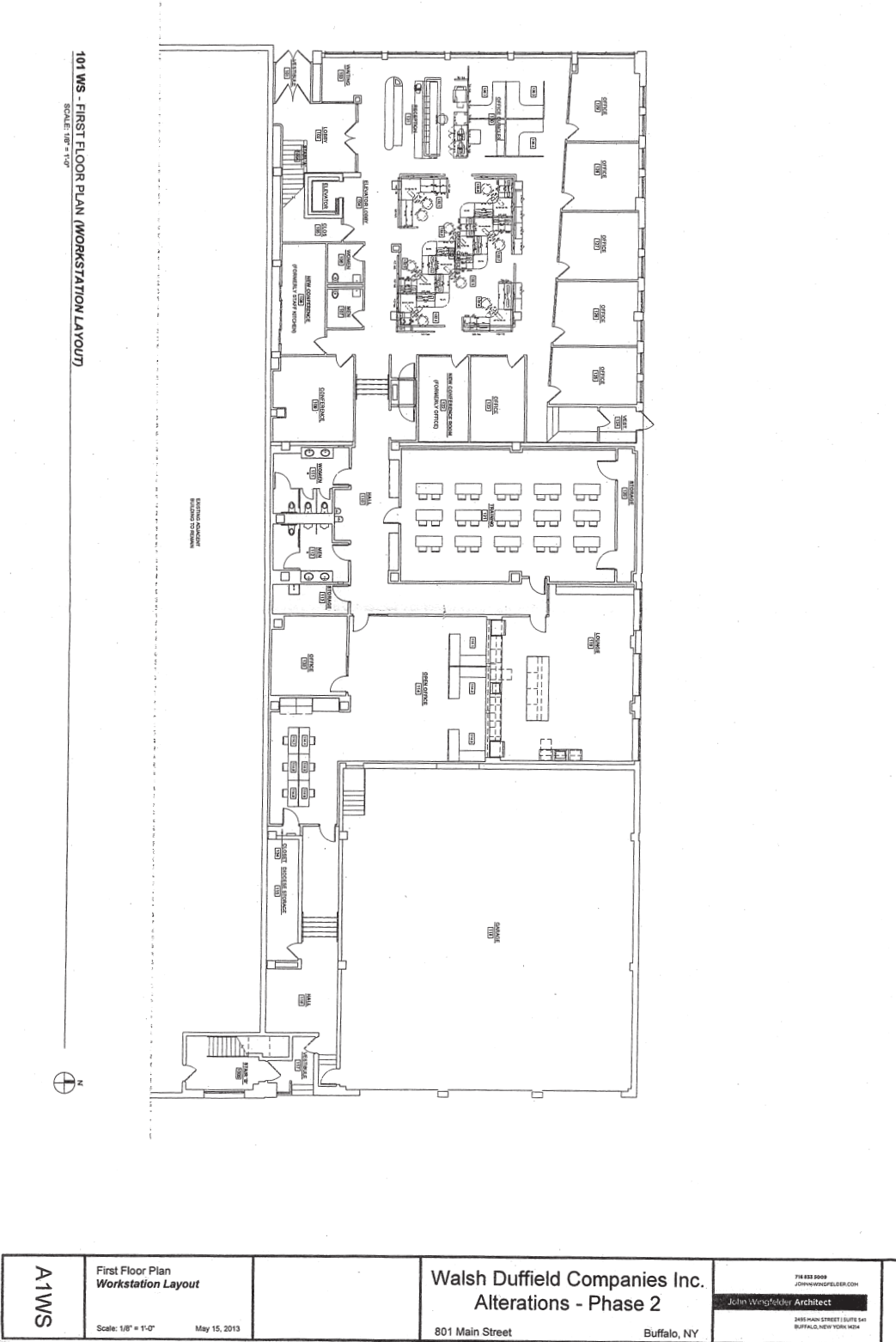
SCALE: 1/8" = 1'-0"

8.18.22

Architectural floor plan of the fifth floor of the Holy Name Society building. The plan shows various rooms including offices, a waiting room, a reception area, a library, a study, a dining room, a kitchen, a bathroom, and a worship area. Rooms are labeled with names and numbers. A grid system with letters A through F and numbers 8 through 11 is overlaid on the plan. A scale bar at the bottom right indicates 1/8" = 1'-0". The title "FIFTH FLOOR PLAN" is at the bottom right.

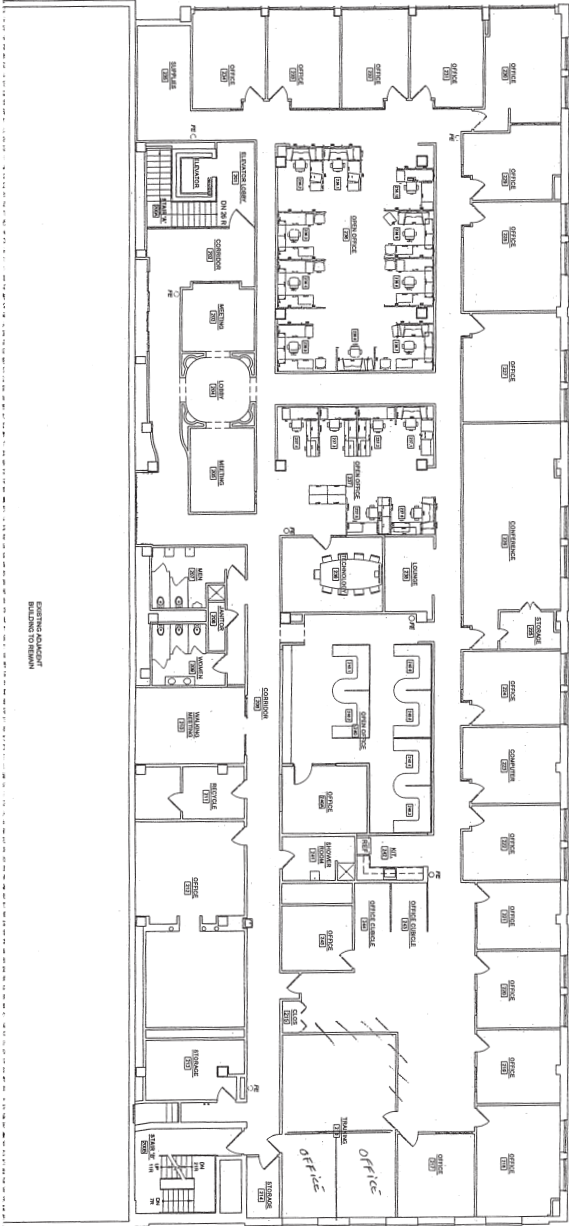
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801 MAIN STREET FIRST FLOOR PLAN



801 MAIN STREET SECOND FLOOR PLAN

201 WS - SECOND FLOOR PLAN (WORKSTATION LAYOUT)
SCALE: 1/8" = 1'-0"



814 MAIN STREET:

814 Main Street, Buffalo is a 39 car surface parking lot on the west side of Main Street, opposite the rest of the Catholic Center. Lot size is 132' x 200'.



815 & 819 MAIN STREET:

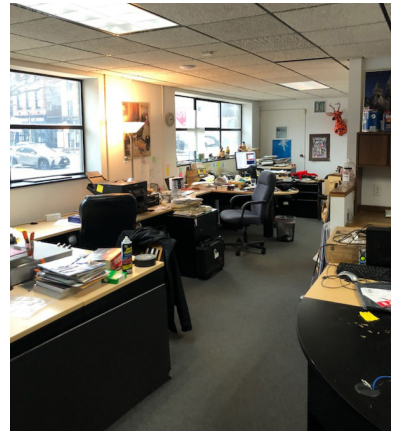
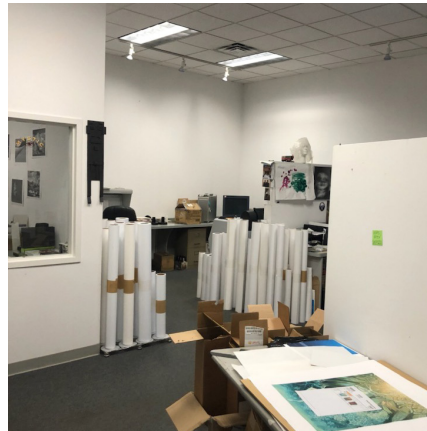
815 and 819 Main Street are surface parking lots. 815 Main is 25' x 198'. 819 Main is 30' x 200'. Along with the adjoining lot at 785 Main, they total 80 parking spaces.



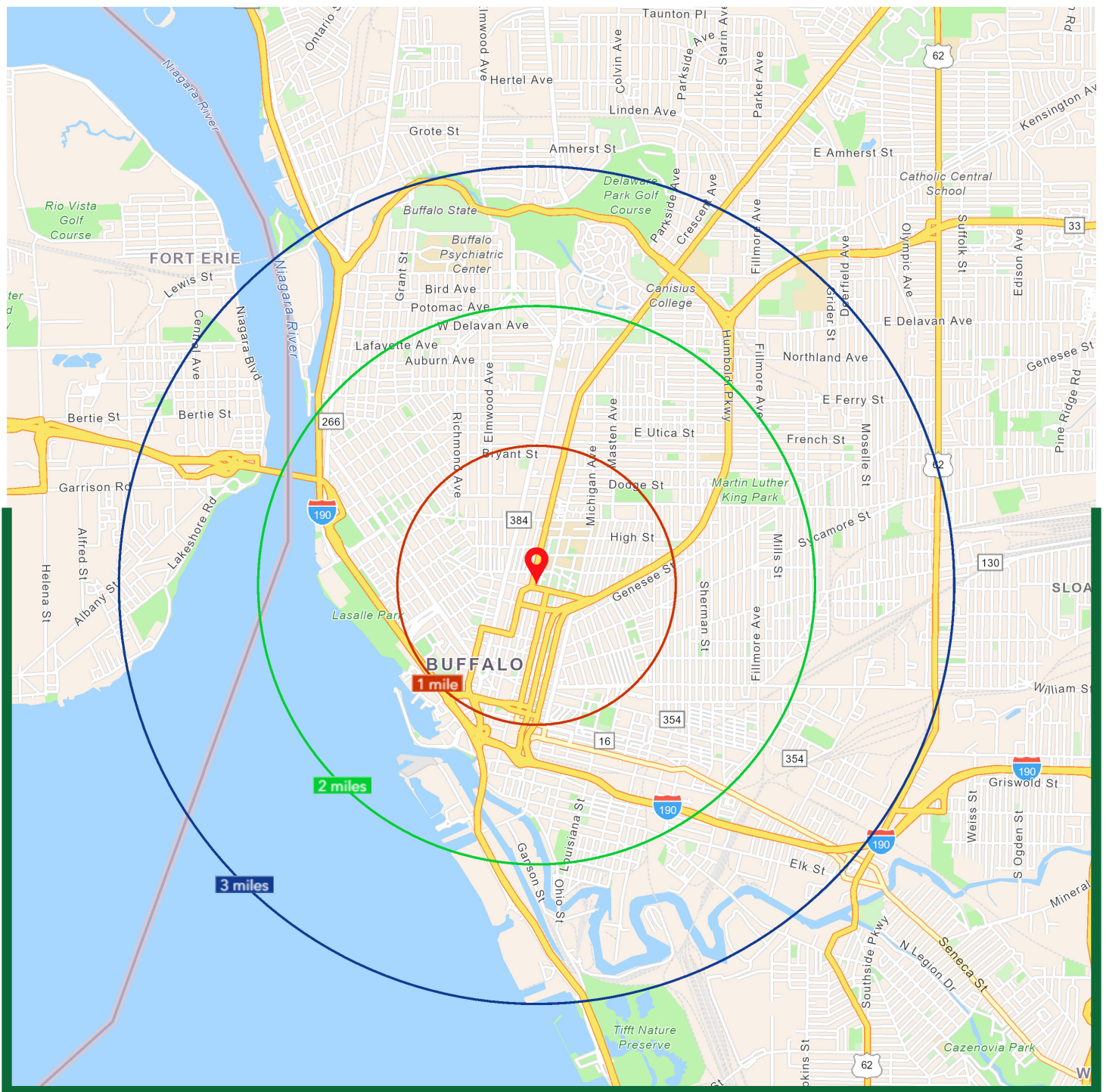
821 MAIN STREET:

821 Main Street is improved with a 2-story garage/warehouse building and a surface parking lot. The building has 27,712 square feet with a lot size of 187' x 202'.

The building has 14 foot ceilings with a 12 foot overhead door in the rear of the building. The first floor of the building is tenant occupied by IMG_INK with lease expiring 12/31/2024. The second floor is used for storage and has an outside ramp for vehicle access.



LOCATION MAP:



FOR SALE

The Catholic Center

785 (AKA 795), 814, 815, 819 & 821 Main Street, Buffalo

DEMOGRAPHIC SUMMARY

785 Main St, Buffalo, New York, 14203
Ring of 1 mile

KEY FACTS

25,695

Population



13,491

Households

37.6

Median Age

\$36,455

Median Disposable Income

EDUCATION

10.6%

No High School Diploma



22.7%

High School Graduate



25.2%

Some College/
Associate's Degree



41.5%

Bachelor's/Grad/ Prof Degree

INCOME



\$42,238

Median Household Income



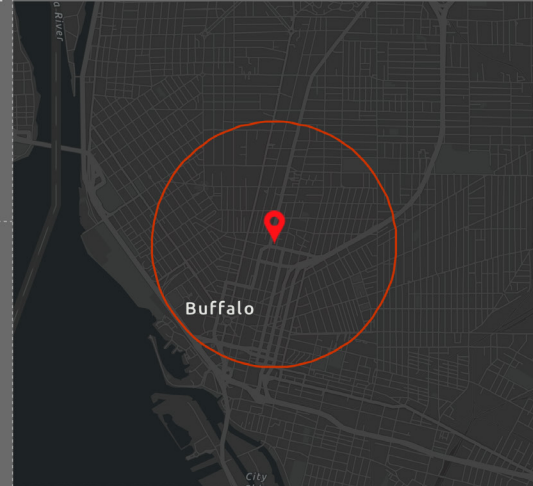
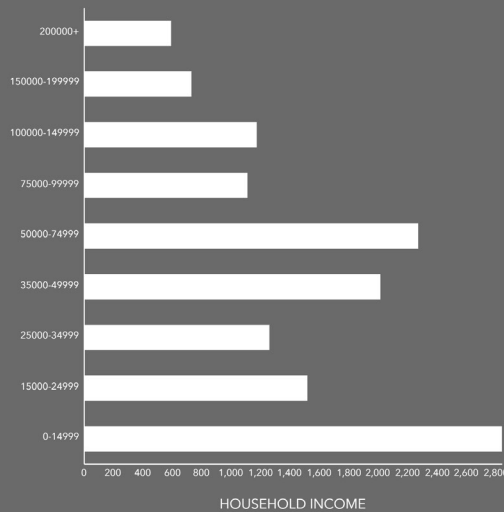
\$36,262

Per Capita Income



\$13,442

Median Net Worth



EMPLOYMENT



White Collar

71.7%



Blue Collar

13.2%



Services

20.6%

5.2%

Unemployment Rate

Source: This infographic contains data provided by Esri (2023, 2028). © 2024 Esri

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