

FOR SALE

Newman Center - Buffalo State

1219 Elmwood Ave, Buffalo, NY 14222



PROPERTY HIGHLIGHTS:

- Building in excellent condition and prime location
- Situated at the end of Penhurst (One way)
- Across from AKG Art Gallery, Buffalo State University and the Richardson Hotel
- Almost 5200 SF building with a finished 3400SF+ finished basement
- Currently a religious facility with offices
- Potential for residential single or multifamily conversion
- Designated on street parking
- Roof and mechanicals in great condition
- Two boilers
- 3 bathrooms, 1 full
- Original building built in 1940's with an addition in the 1970's
- Building is fully sprinklered

For additional information, please contact:

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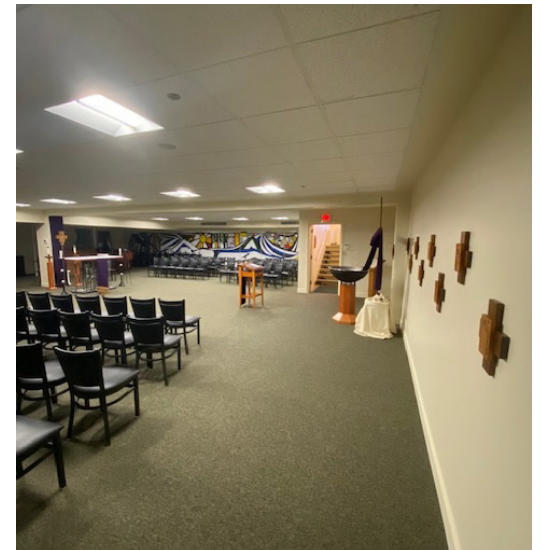
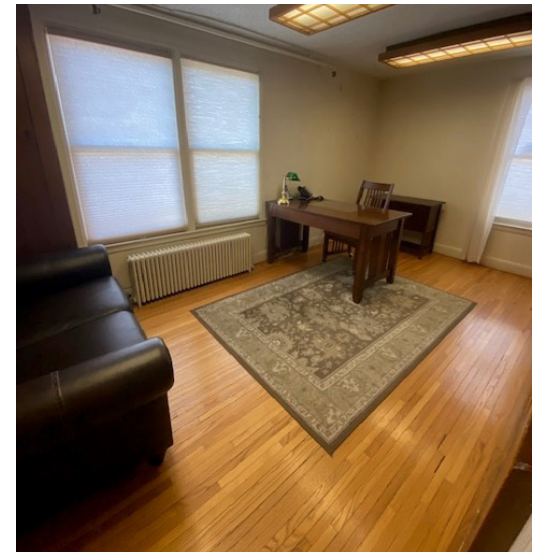
344 Delaware Ave, Suite 200, Buffalo, NY 14202

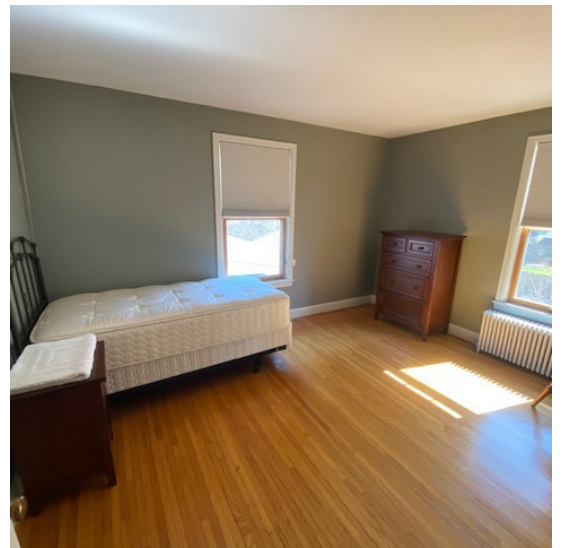
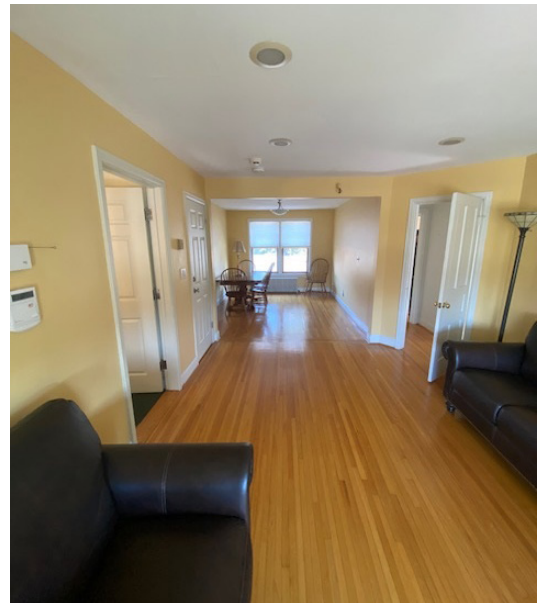
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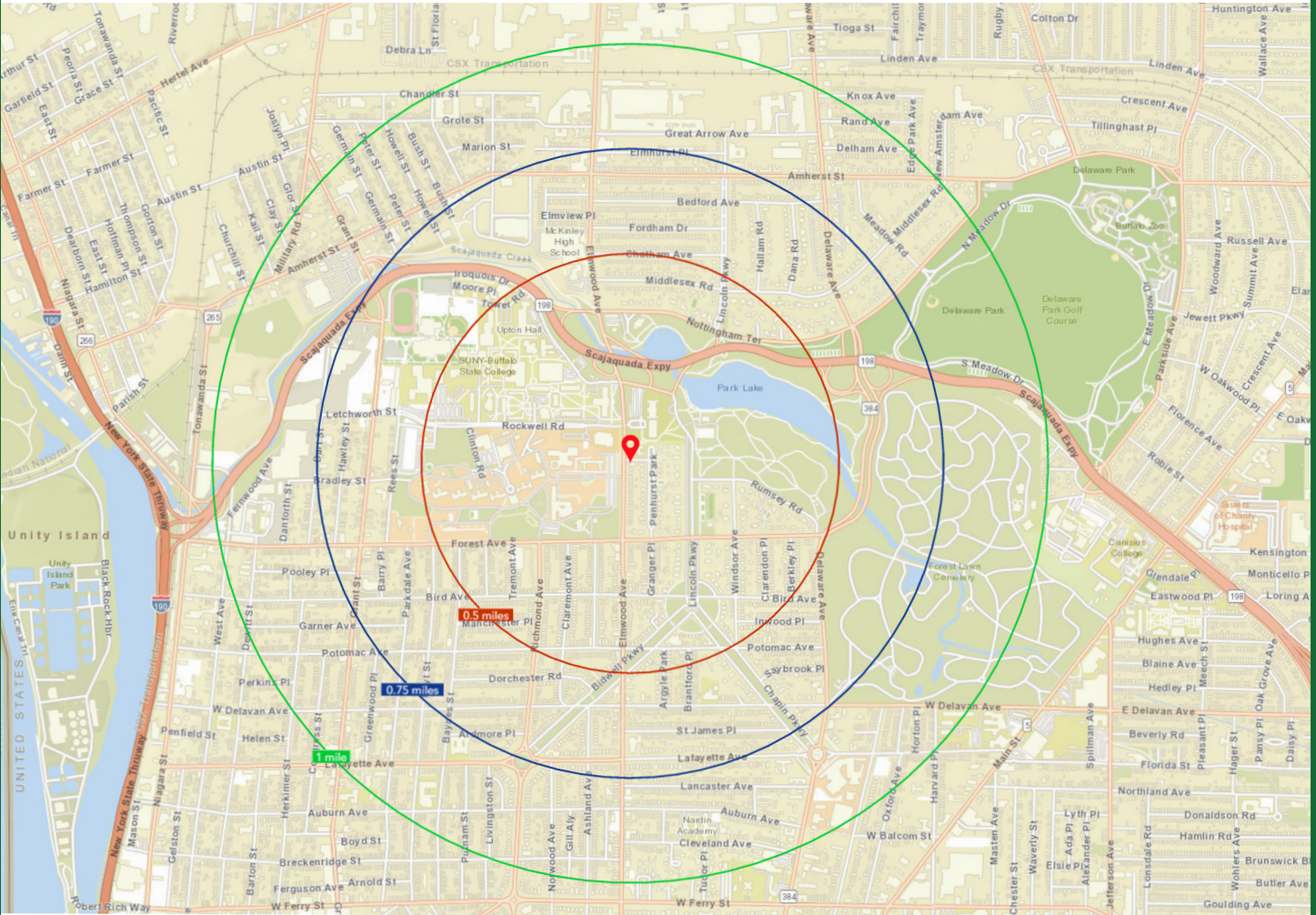
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DEMOGRAPHICS:

	<u>1 Miles</u>	<u>3 Miles</u>
Population:	22,953	183,402
Households:	10,055	81,832
Average HH Income:	\$86,857	\$67,638
Daytime Employees:	9,121	101,901

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