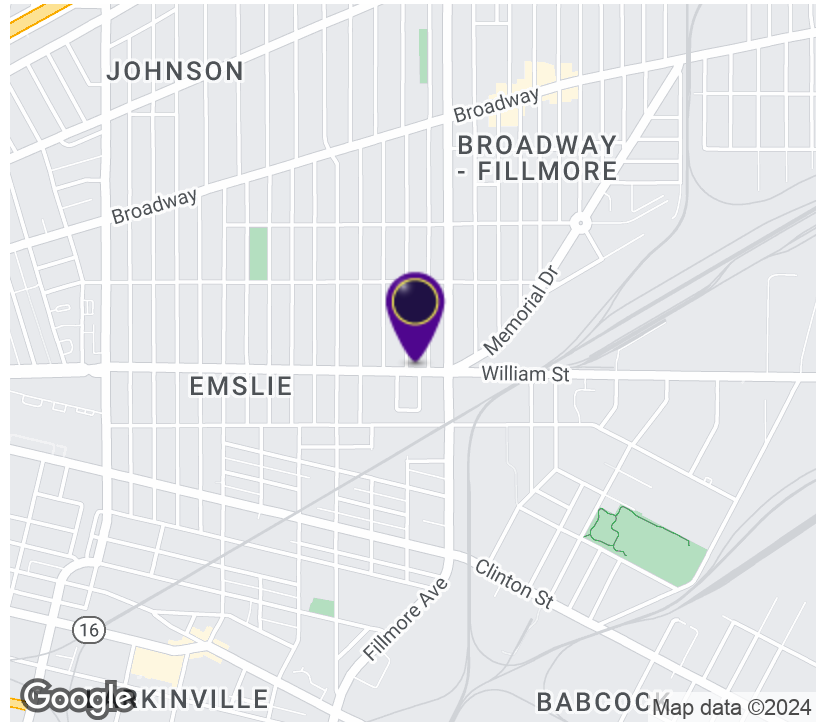


832 William Street

Buffalo, NY 14206



OFFERING SUMMARY

Sale Price:	\$499,900
Available SF:	1,200 - 10,016 SF
Lease Rate:	\$1.75 SF/yr (NNN)
Lot Size:	0.42 Acres
Year Built:	1960
Building Size:	10,016 SF
Zoning:	Commercial
Price / SF:	\$49.91

PROPERTY OVERVIEW

Free standing building located in the Buffalo Downtown area ideal for multiple businesses. Garage door in the front of the building allows for easy access for warehouse/storage within the building. 12' ceiling heights.

LOCATION OVERVIEW

Located on William Street in the Downtown Buffalo area. Just a few miles East of Niagara Square and North of the Larkin Square Development. Easily accessible to New York State I-190 & I-90 as well as Route 33 Kensington Expressway.

PROPERTY HIGHLIGHTS

- Excellent Location
- Easily Accessible to New York State I-90 & I-190
- 12' Ceiling Height
- Freestanding Building

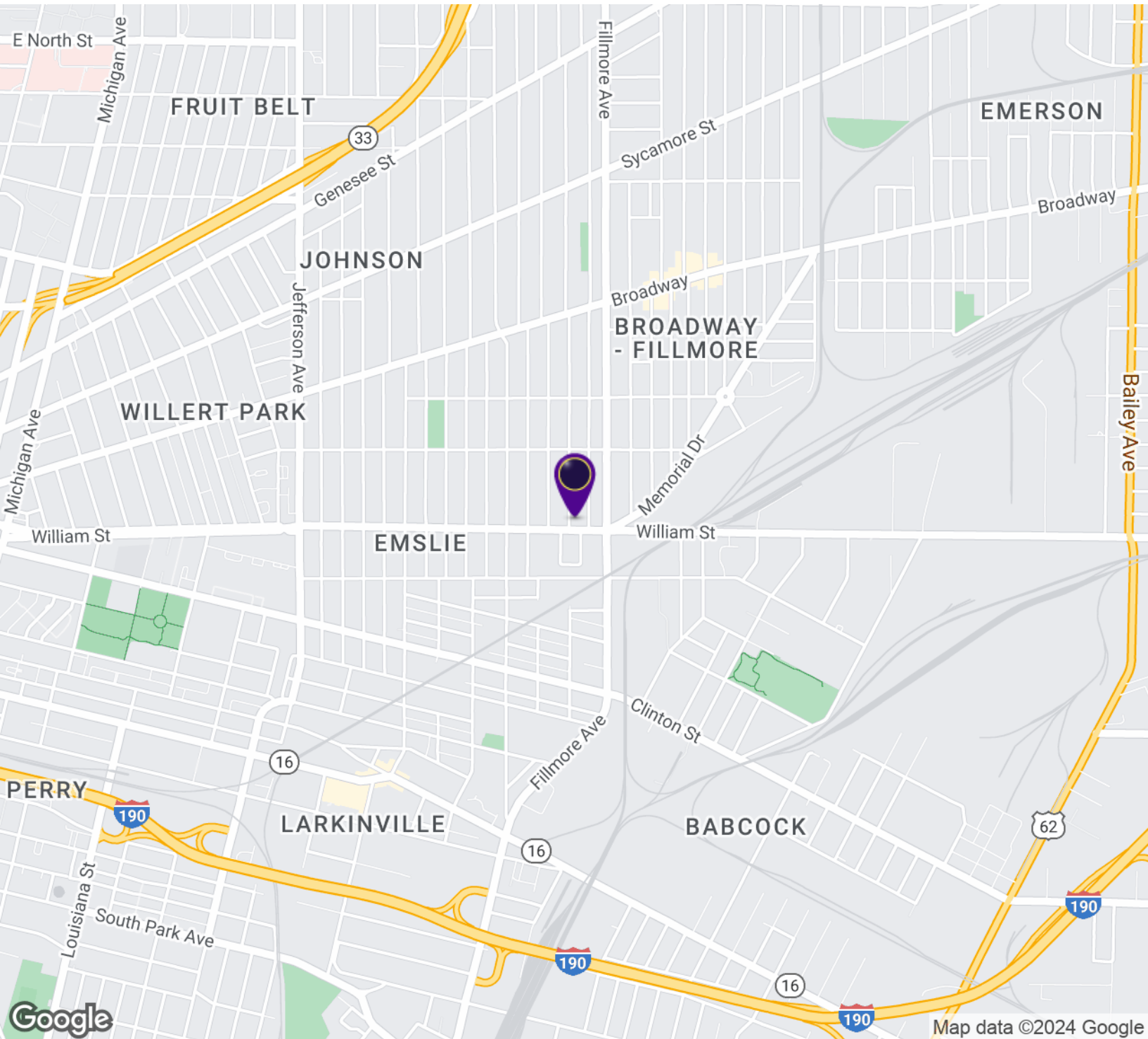


RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

832 William Street

Buffalo, NY 14206

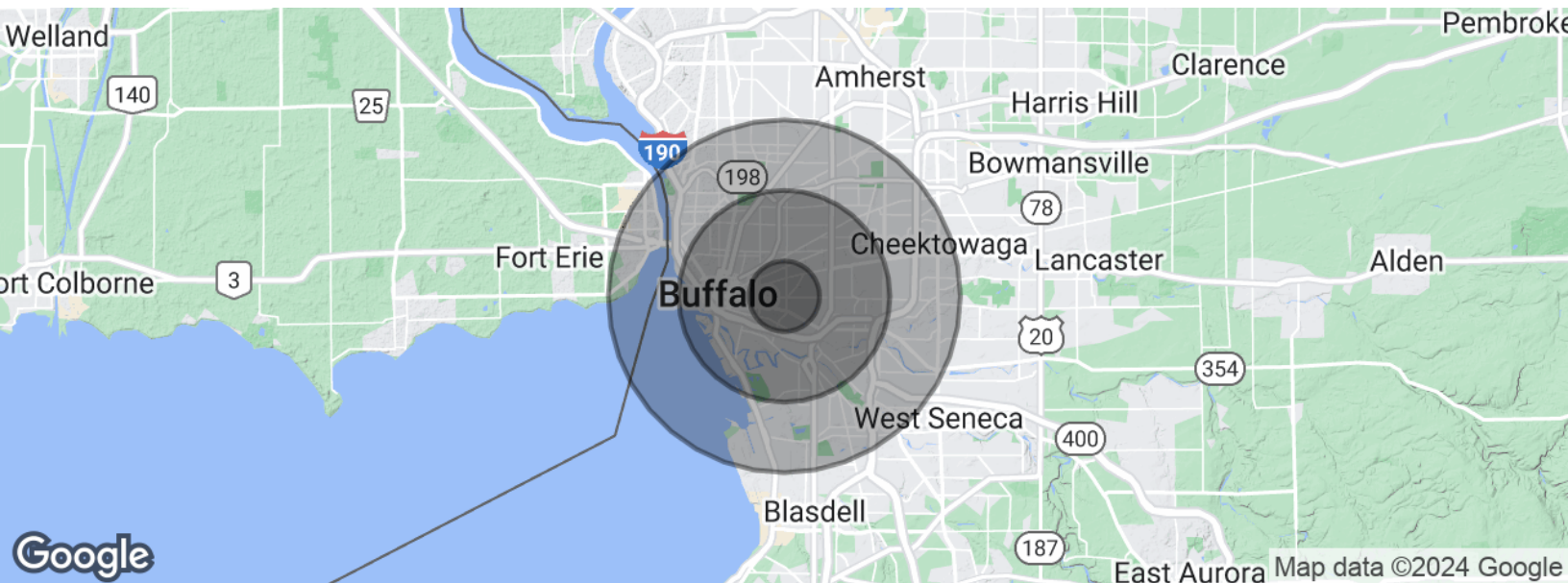


RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

832 William Street

Buffalo, NY 14206



POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,754	138,125	378,123
Median age	36.6	36.8	35.4
Median age (Male)	36.1	34.1	33.1
Median age (Female)	38.1	39.7	37.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,725	61,328	161,946
# of persons per HH	2.2	2.3	2.3
Average HH income	\$29,212	\$37,759	\$44,984
Average house value	\$47,188	\$102,658	\$123,050

* Demographic data derived from 2020 ACS - US Census



RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com