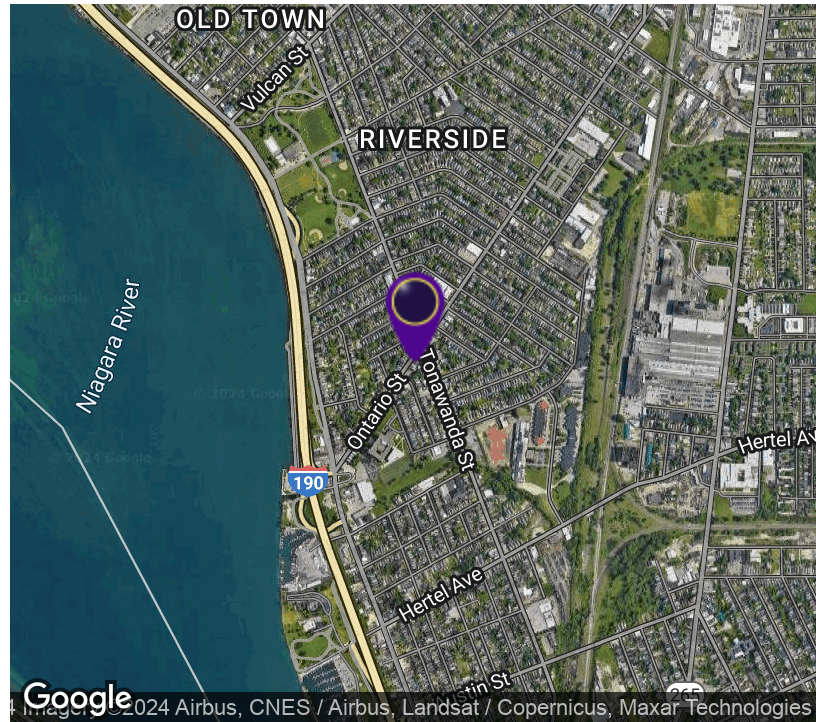


7,450 +/- SF Mixed-Use building

145 Ontario Street, Buffalo, NY 14207



OFFERING SUMMARY

Sale Price:	\$375,000
Lot Size:	0.16 Acres
Year Built:	1900
Building Size:	7,405 SF
Price / SF:	\$50.64

PROPERTY OVERVIEW

Very reasonably priced. Seller will consider any reasonable offers. Opportunity knocks to own this all brick Mixed-Use building in a great high traffic location: can accommodate office, warehouse, retail, industrial, car repair shop, etc. 7,450 +/- SF two ground level overhead garage doors 9ft, 3 phase electrical. Two, 2 bedroom apartments with living room/dining room combo, kitchen, can be easily rented out for \$1,500/mo for added income. Motivated long time owner.

LOCATION OVERVIEW

Located between Niagara Street & Tonawanda Street. Minutes from Downtown Buffalo & Peace Bridge to Canada.

PROPERTY HIGHLIGHTS

- Excellent Visibility
- High Trafficked Area
- Mixed-Use Building with Income Potential
- Motivated Seller



RICK RECCKIO
716.998.4422
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4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

ADDITIONAL PHOTOS

7,450 +/- SF Mixed-Use building

145 Ontario Street , Buffalo, NY 14207

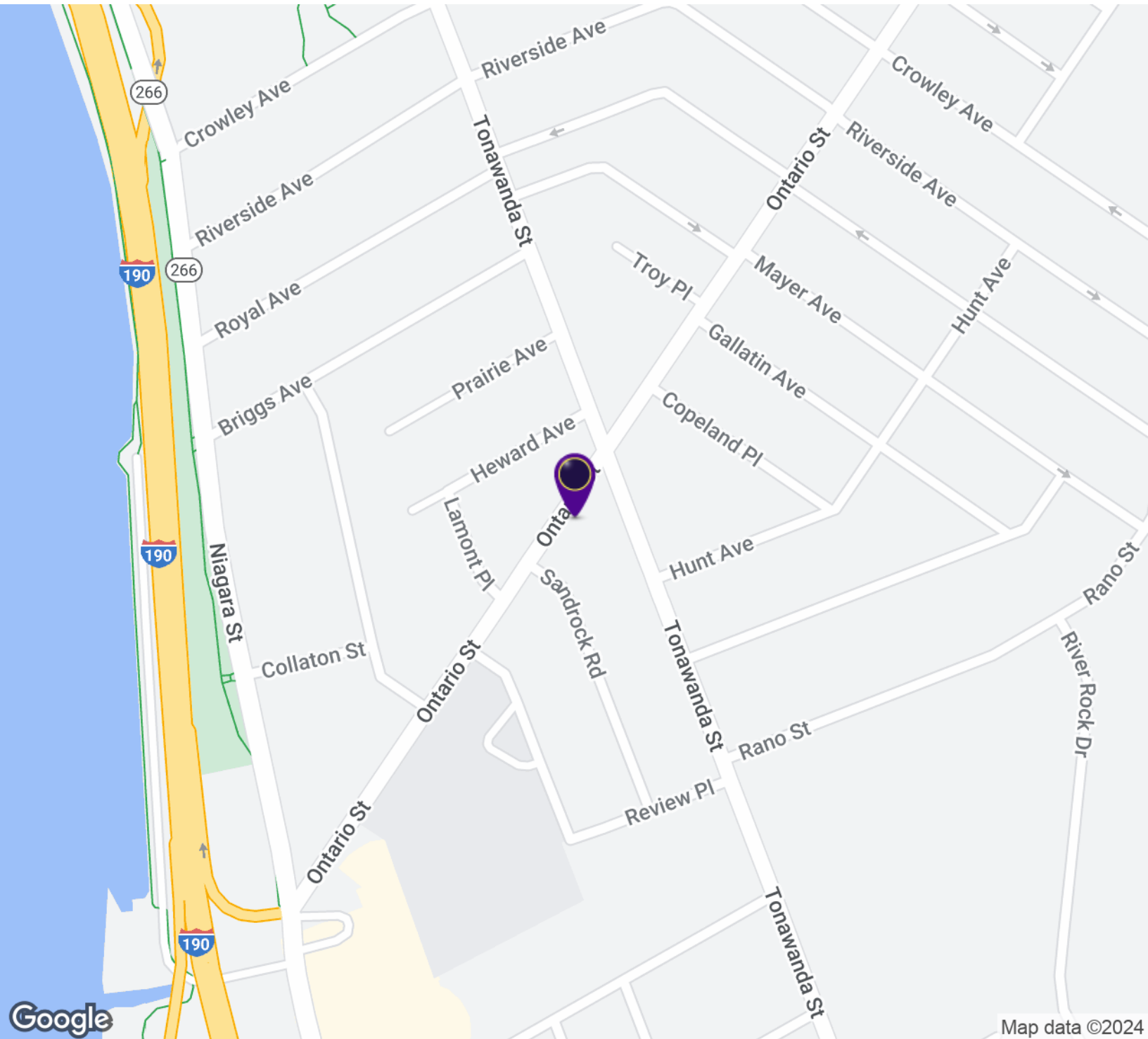


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LOCATION MAP

7,450 +/- SF Mixed-Use building
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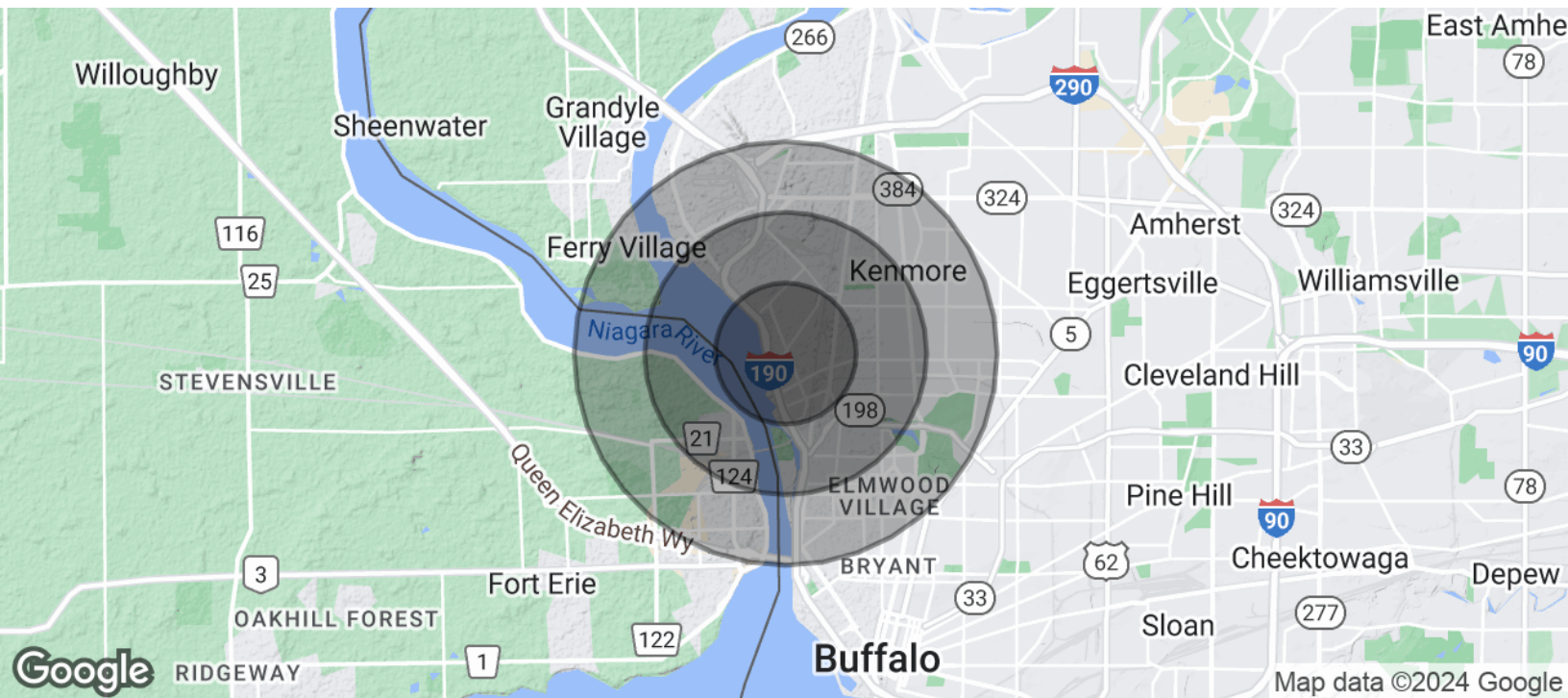


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	19,276	46,106	108,185
Median age	32.8	32.6	34.0
Median age (Male)	32.1	31.5	33.0
Median age (Female)	34.3	34.1	35.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	7,753	17,618	44,962
# of persons per HH	2.5	2.6	2.4
Average HH income	\$38,377	\$38,748	\$49,385
Average house value	\$61,010	\$74,607	\$137,809

* Demographic data derived from 2020 ACS - US Census