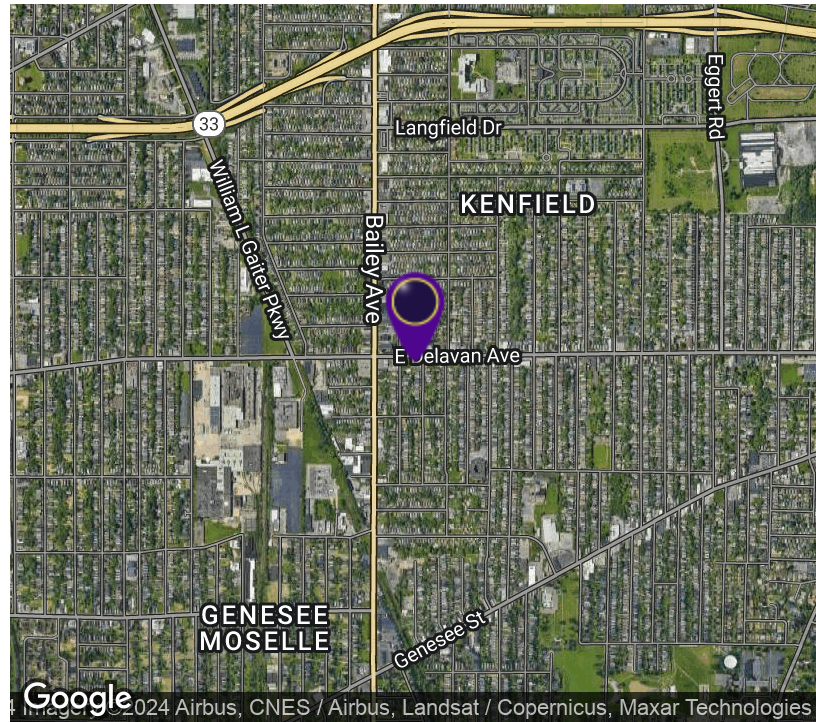


Former Gas Station

1219 E. Delavan Avenue, Buffalo, NY 14215



OFFERING SUMMARY

Available SF:	2,500 SF
Lease Rate:	\$3,000.00 SF/yr (Gross)
Lot Size:	0.3 Acres
Year Built:	1965
Building Size:	2,000 SF
Zoning:	Commercial

PROPERTY OVERVIEW

Freestanding building available for lease. The building sits on 0.3+/- acres with additional 0.23+/- acres located to the west included in the lease price. It could be used for additional parking if needed. Easily accessible with excellent visibility. Close proximity to all major highways as well as access to Downtown Buffalo. Owner will turn space into a vanilla box for new tenant. For additional Information call Rick Recckio 716-998-4422

LOCATION OVERVIEW

Located near the intersection of Bailey & East Delavan Avenue. Close proximity to Downtown Buffalo as well as the Kensington Expressway Route 33. Minutes from the Buffalo-Niagara International Airport, Walden Galleria shopping mecca, and the New York State Thruway I-90.

PROPERTY HIGHLIGHTS

- Excellent Location
- High Visibility
- Ample Parking
- Access to Downtown Buffalo



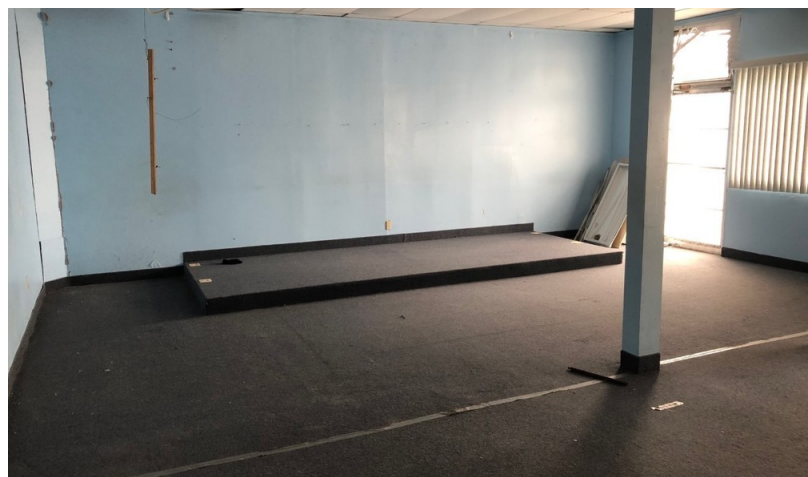
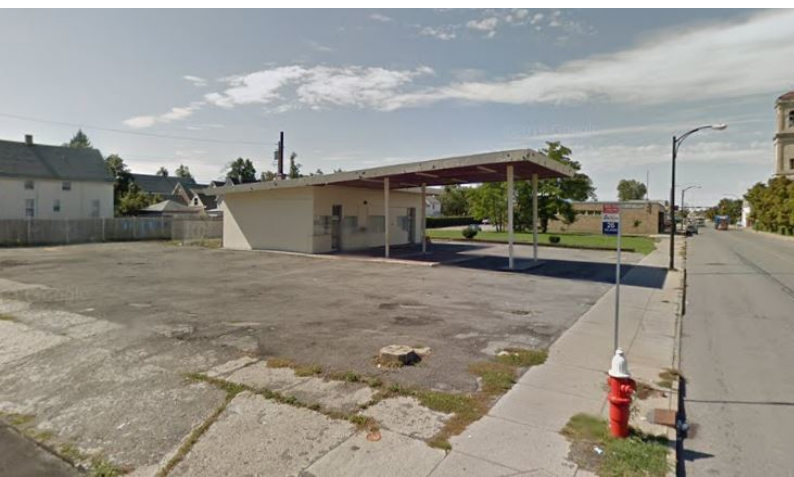
RICK RECCKIO
716.998.4422
rick@recckio.com

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

ADDITIONAL PHOTOS

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