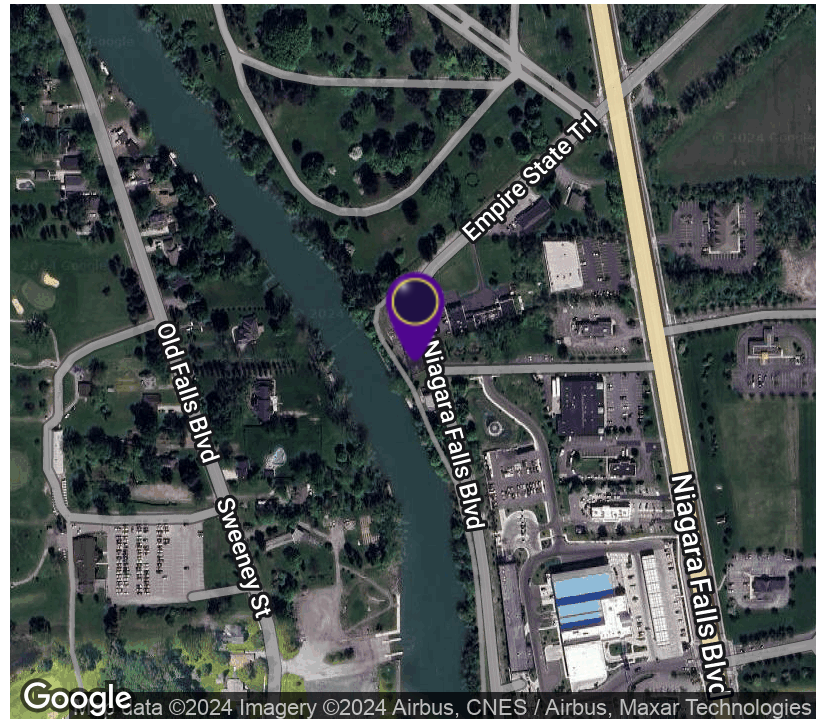


8,419 +/- SF Building

350 Old Niagara Falls Blvd, Buffalo, NY 14228

PROPOSED REDENDERING



OFFERING SUMMARY

Sale Price: \$499,900

Lot Size: 0.5 Acres

Building Size: 8,419 SF

Zoning: General Business (GB)

PROPERTY OVERVIEW

This former Detached Downtown Row Type building is located at 350 Old Niagara Falls Boulevard, Buffalo has a total of 8,419 +/- SF on two floors with a basement. 350 +/- ft. of Canal access. Building has new structural steel, new windows, new steel doors, new wide patio glass door on west & north side and partial installation of Patio & access Ramp. Great opportunity to own a Multi-use building. Space is in close proximity to Wegmans Grocery Store, My Tomato Pie, Tonawanda Pediatrics, McDonalds, Tops Supermarket Plaza, Key Bank, Mighty Taco, Wine World, Wendy's Restaurant, Well Now Urgent Care, Walmart, Walgreens, Verizon Wireless, Kohls, Aldi Foods and a New Delta Sonic Convenient Store/Car Wash.

LOCATION OVERVIEW

Between E Robinson Rd and Tonawanda Creek Rd on Old Niagara Falls Blvd. A few miles north of I-290 Expressway, close proximity to Niagara Falls

PROPERTY HIGHLIGHTS

- 0.5 +/- Acres
- Lot Size: 240' X 116.50"
- 8,419 +/- SF Building
- Two (2) Story Building
- Formerly a Restaurant
- Backs up the Tonawanda Creek with Boaters Access



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ADDITIONAL PHOTOS

8,419 +/- SF Building

350 Old Niagara Falls Blvd, Buffalo, NY 14228



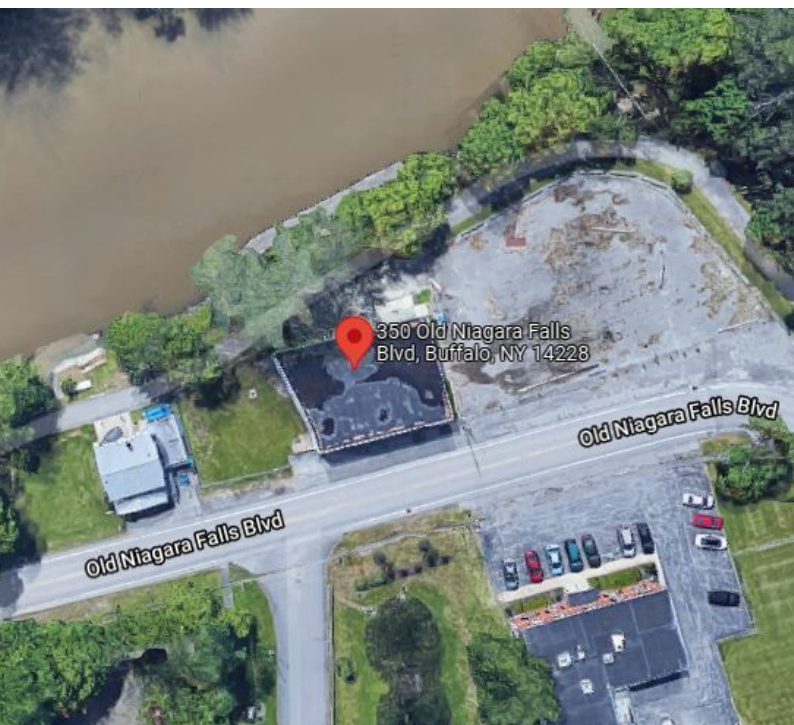
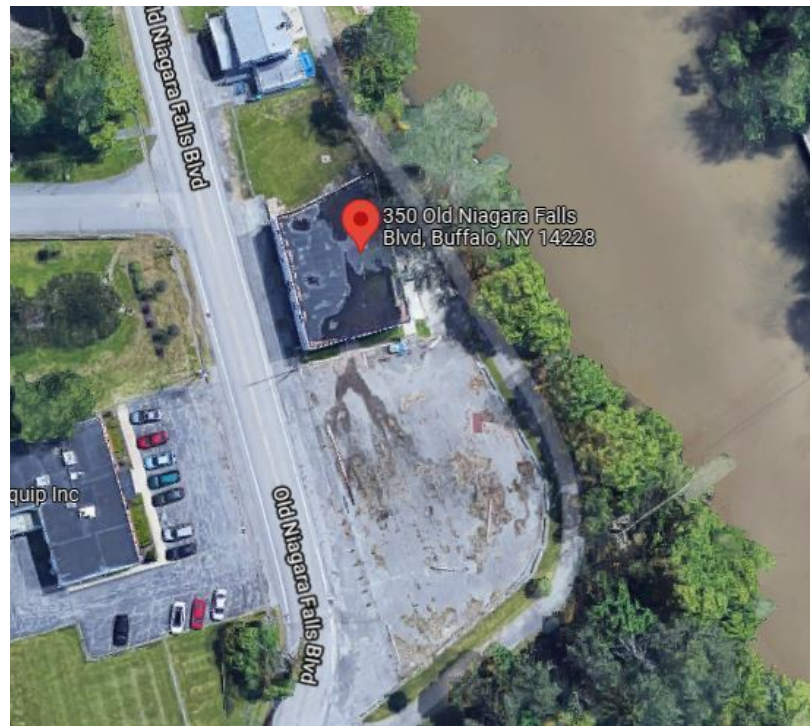
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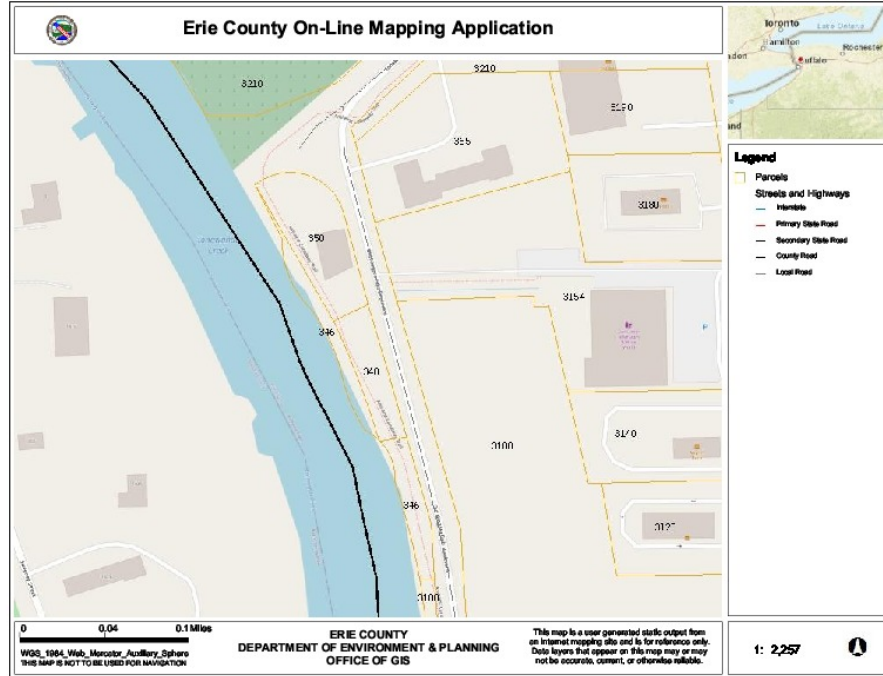
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Page // 4

SITE PLANS

8,419 +/- SF Building

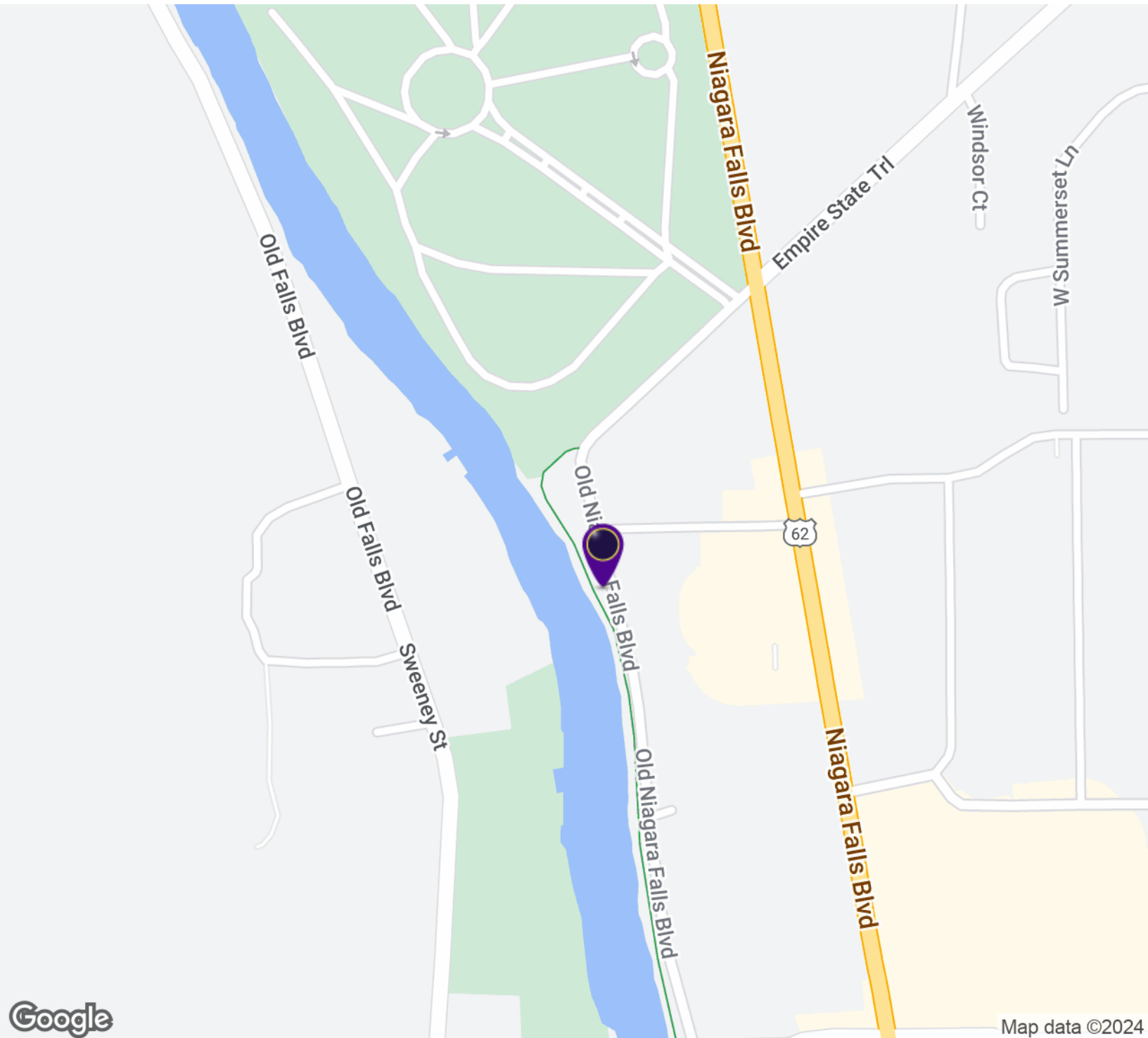
350 Old Niagara Falls Blvd, Buffalo, NY 14228



LOCATION MAP

8,419 +/- SF Building

350 Old Niagara Falls Blvd, Buffalo, NY 14228

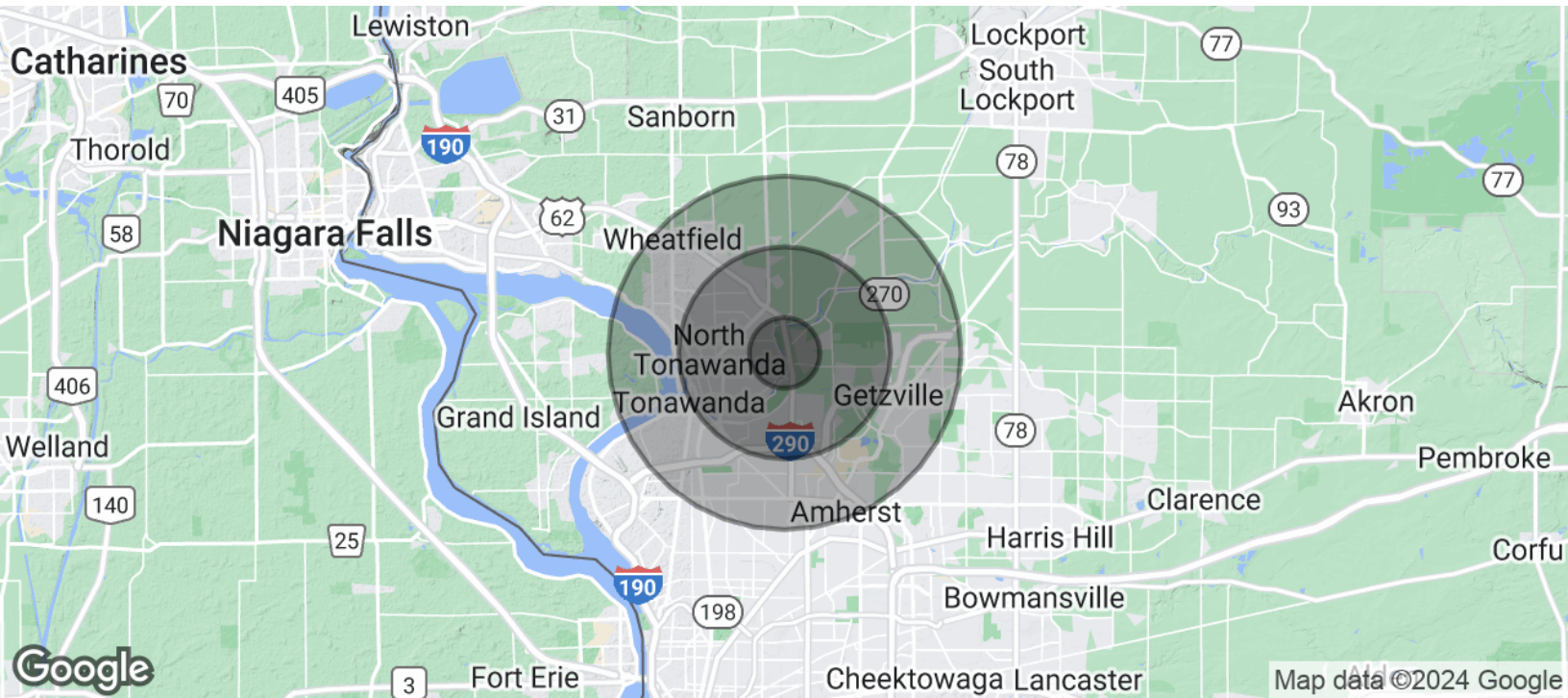


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,023	57,742	167,964
Average Age	38.0	39.3	40.5
Average Age (Male)	35.8	36.3	37.9
Average Age (Female)	41.1	42.5	43.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,622	24,728	69,913
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$59,328	\$60,626	\$59,051
Average House Value	\$165,006	\$158,431	\$142,151

* Demographic data derived from 2020 ACS - US Census



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