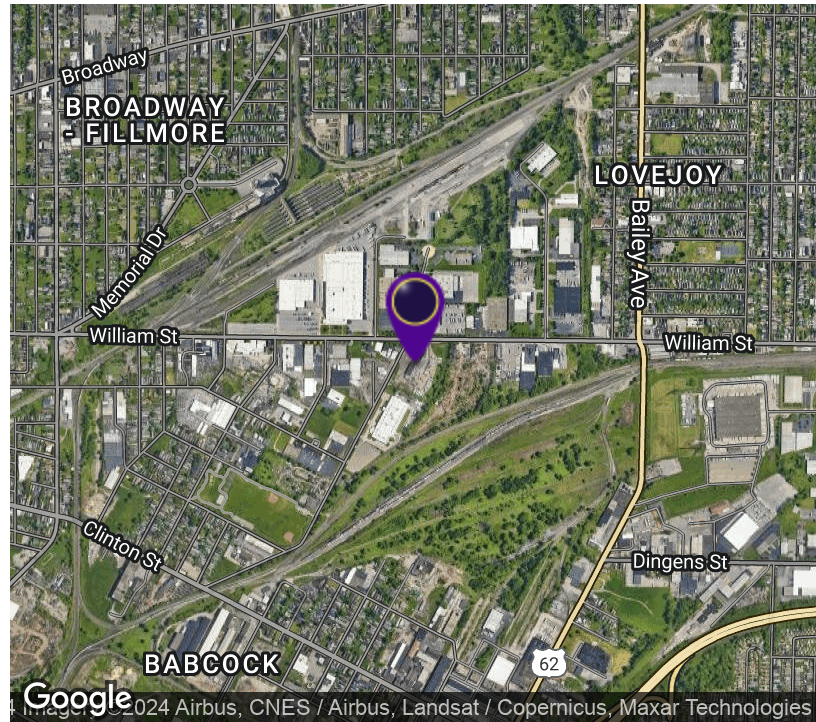


Warehouse, Office & Vacant Land

1285 William St, Buffalo, NY 14206



OFFERING SUMMARY

Sale Price:	\$1,700,000
Lot Size:	7.66 Acres
Year Built:	1959
Building Size:	18,000 SF
Zoning:	M-2
Submarket:	Greater Buffalo
Price / SF:	\$94.44

PROPERTY OVERVIEW

Property consist of Warehouse Spaces, Office and Restaurant, 400 AMP, 480 Volt power. Property has two parking lots. 1 - 7.66+/- acres. Also 800 +/- SF of office space in excellent condition. Property offered for sale asking \$1,700,000

LOCATION OVERVIEW

Just West of Bailey Avenue (US Route 62) and on the corner of Babcock Street. Minutes from Downtown Buffalo and the Thruway interchanges.

PROPERTY HIGHLIGHTS

- 1 - 7.66 +/- Acres
- 800 +/- SF Office "like new" condition



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

Warehouse, Office & Vacant Land

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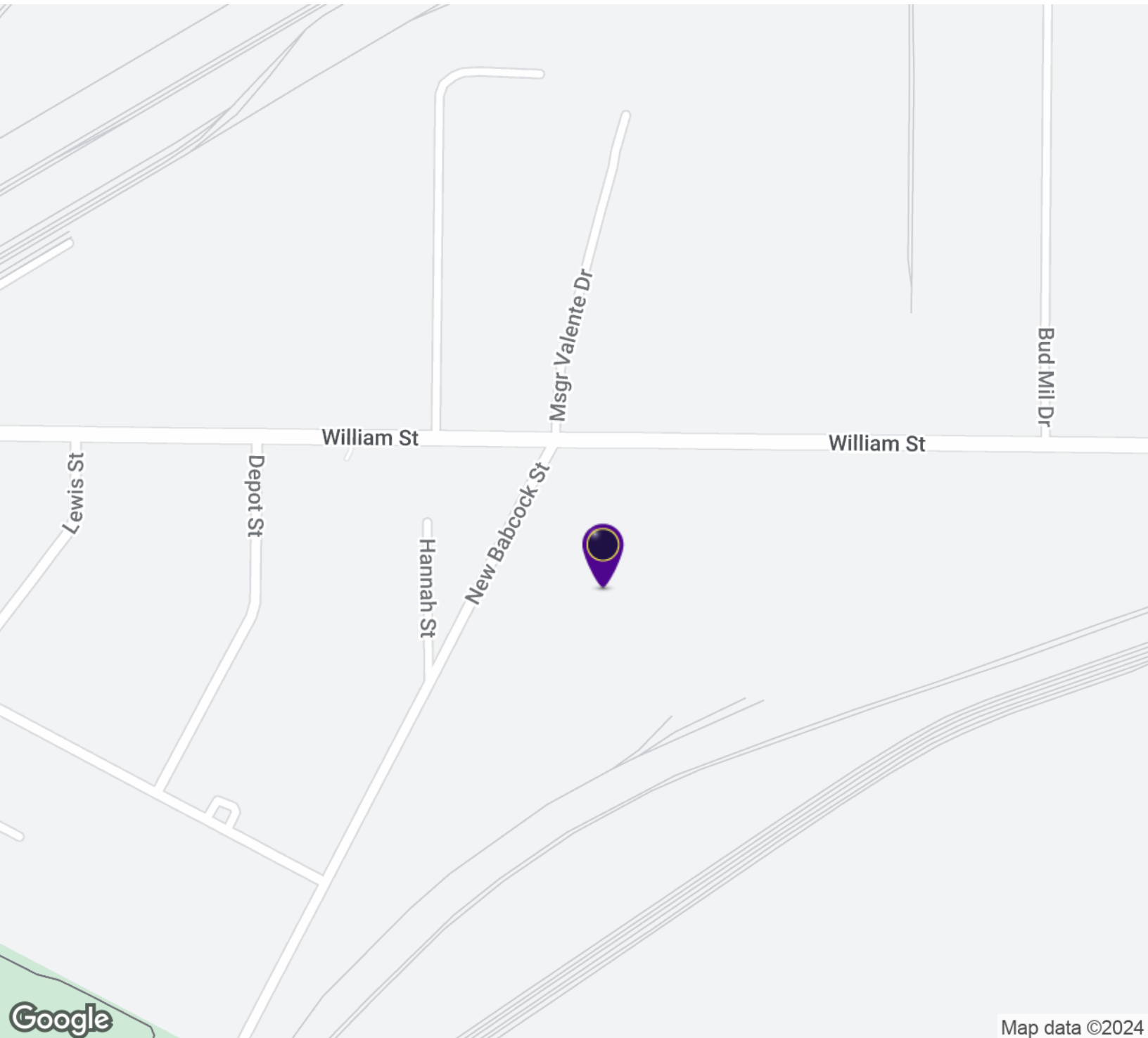
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LOCATION MAP

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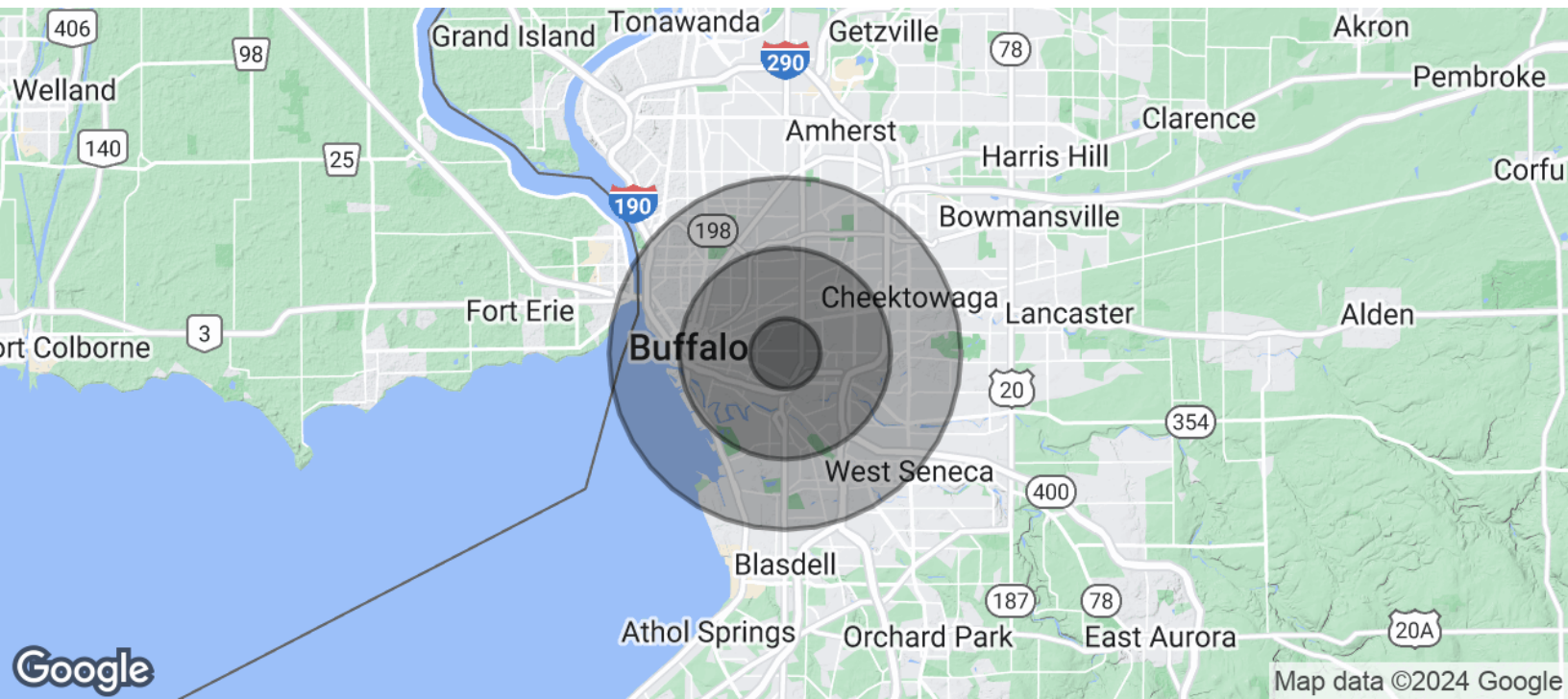


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,685	144,505	371,640
Average Age	38.9	37.0	36.7
Average Age (Male)	38.0	33.7	34.0
Average Age (Female)	40.5	40.0	39.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,190	61,701	160,729
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$34,494	\$37,763	\$45,713
Average House Value	\$42,851	\$79,224	\$120,791

* Demographic data derived from 2020 ACS - US Census