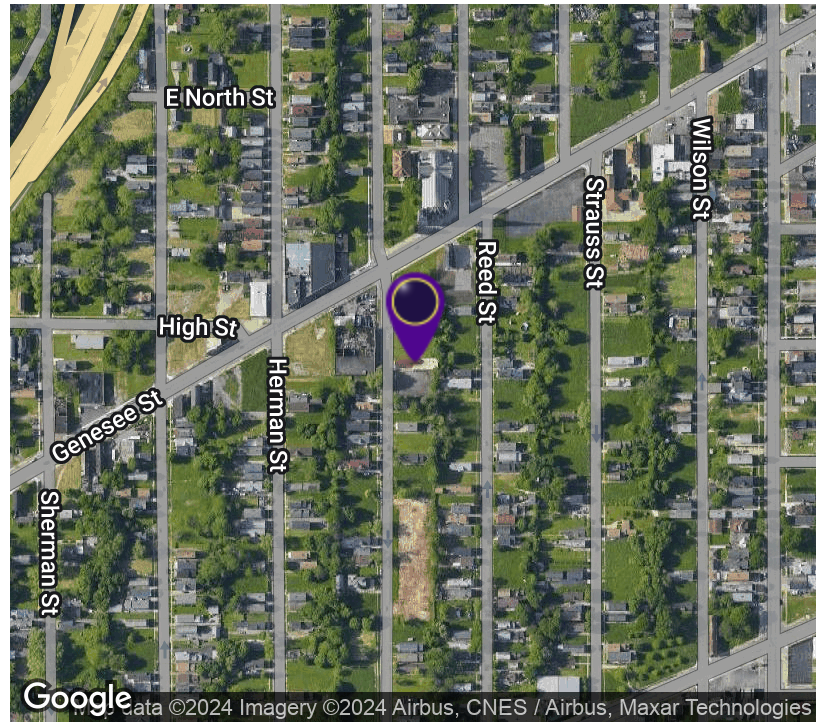


6,784+/- Retail Space

279 Guilford St, Buffalo, NY 14211



OFFERING SUMMARY

Available SF:	6,784 SF
Lease Rate:	\$3,500.00 per month (Gross)
Lot Size:	0.08 Acres
Year Built:	1910
Building Size:	6,784 SF
Renovated:	2022
Zoning:	Commercial

PROPERTY OVERVIEW

This former banquet hall is now available for lease. New owner updated entire property with new roof and interior remodeling. Lease includes building and fenced in parking lot. Ideal for any Restaurant/Bar, office, or banquet needs. Close access to Genesee street.

LOCATION OVERVIEW

Located between Sycamore and Genesee St. Near by businesses include Food In & Out Market, My Way Motors, Jay Bee's, United Express Deli, Dollar General, Rite Aide, Afro Dog, Rick's Steakhouse 2. Minutes to downtown Buffalo and access to the Peace Bridge into Canada.

PROPERTY HIGHLIGHTS

- 6,800+/- SF available for lease
- Former restaurant/bar banquet hall
- Includes fenced in parking lot
- New Roof 2022
- Close Proximity to Genesee St.



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www.recckio.com

ADDITIONAL PHOTOS

6,784+/- Retail Space

279 Guilford St, Buffalo, NY 14211



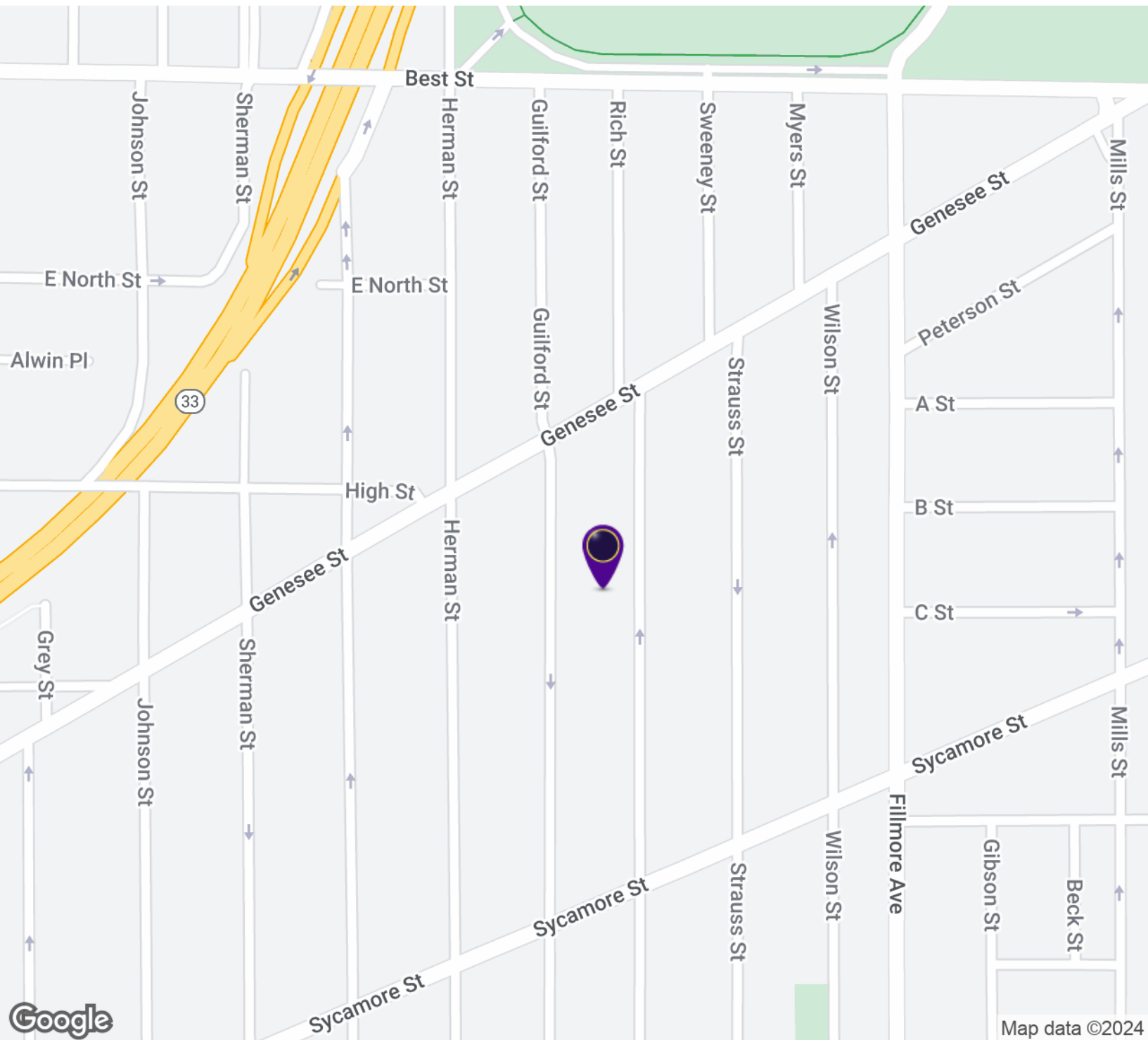
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LOCATION MAP

6,784+/- Retail Space

279 Guilford St, Buffalo, NY 14211

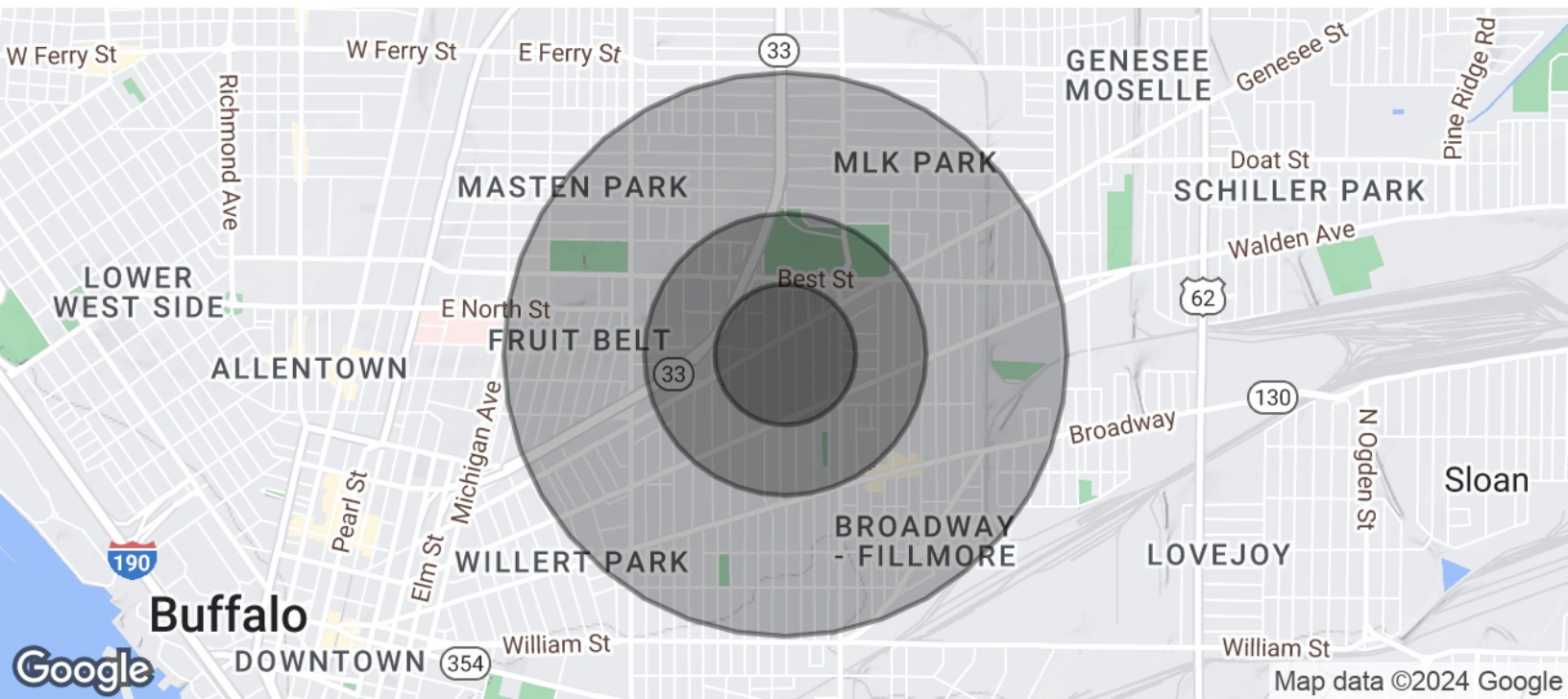


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6,784+/- Retail Space

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,336	4,843	17,240
Average Age	38.0	36.4	37.0
Average Age (Male)	34.6	33.4	32.8
Average Age (Female)	41.0	37.5	39.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	743	2,607	9,866
# of Persons per HH	1.8	1.9	1.7
Average HH Income	\$24,936	\$25,262	\$27,343
Average House Value	\$36,830	\$50,865	\$66,537

2020 American Community Survey (ACS)



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