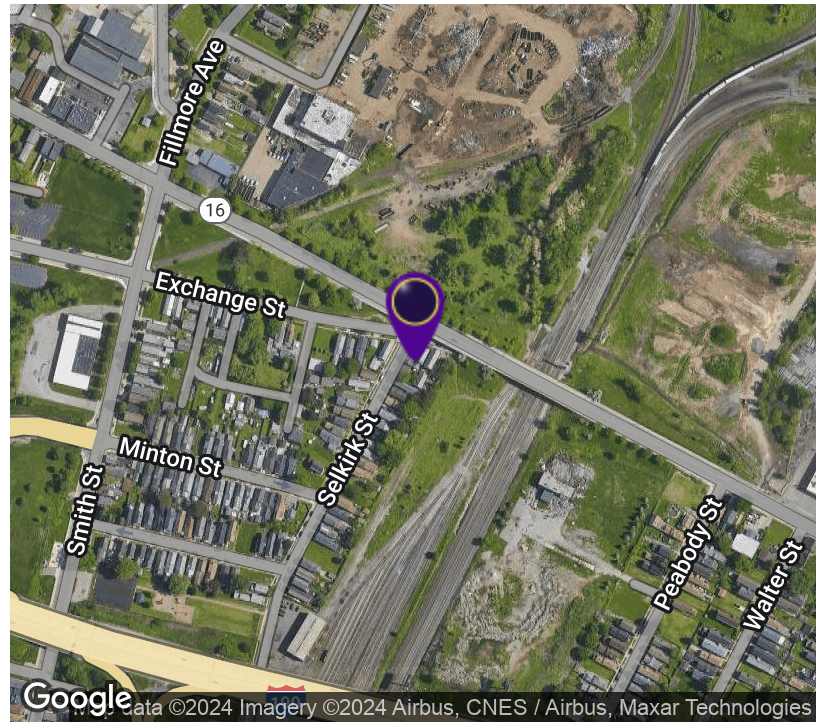


# NEW PRICE! 3,404+/- SF Mix-Use Building

995 Exchange St, Buffalo, NY 14221

**SALE PRICE****\$90,000****OFFERING SUMMARY**

Lot Size: 0.08 Acres

Year Built: 1910

Building Size: 3,404 SF

Zoning: Commercial/Residential

Price / SF: \$26.44

**PROPERTY OVERVIEW**

Excellent Investment Opportunity in Larkin District. This is a 3,404+/- SF Mixed-Use Commercial Property on a corner lot was formerly a Tavern. Second floor is a spacious 3 bedroom apartment, with a huge living/dining room. The 1st floor has old bar, stage/dining space, out dated commercial kitchen, 3 office/bed rooms. This property is a tenant on the 1st floor. Great Opportunity for Investor looking to expand current business or start a new one. Owner willing to Seller Finance to qualified buyer.

**LOCATION OVERVIEW**

Larkinville is an area of Buffalo, New York located near downtown, South Buffalo and Canalside. Once an industrial neighborhood, it is now home to offices, shops and just minutes from a public gathering space called Larkin Square that regularly features food trucks, events, and concerts. Within walking distance to Paula's Donuts, Swan Street Diner, Eckl's, Magic Bear Beer Cellar and Smokey's Tavern. Other near by businesses include Norfolk Southern, Irry Supply Center, Power Drives, Inc., Dynamic Saw, Metalico Buffalo, and Sunoco Gas Station.

**PROPERTY HIGHLIGHTS**

- 3,404+/- SF Mixed -Use
- Corner Lot
- 3 Bedroom Apartment on Second Floor
- Former Tavern on 1st Floor
- Walking Distance to Larkinville



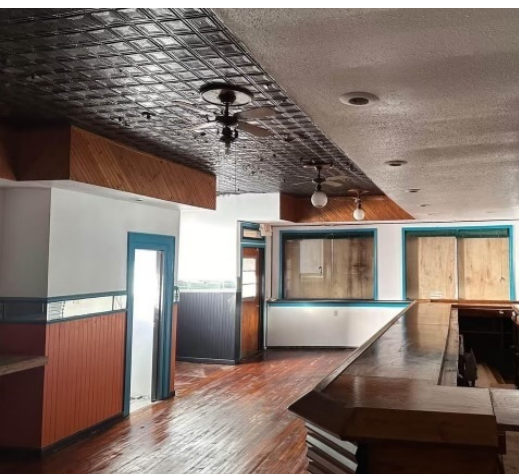
**RICK RECCKIO**  
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4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
www.recckio.com



ADDITIONAL PHOTOS

NEW PRICE! 3,404+/- SF Mix-Use Building  
995 Exchange St, Buffalo, NY 14221

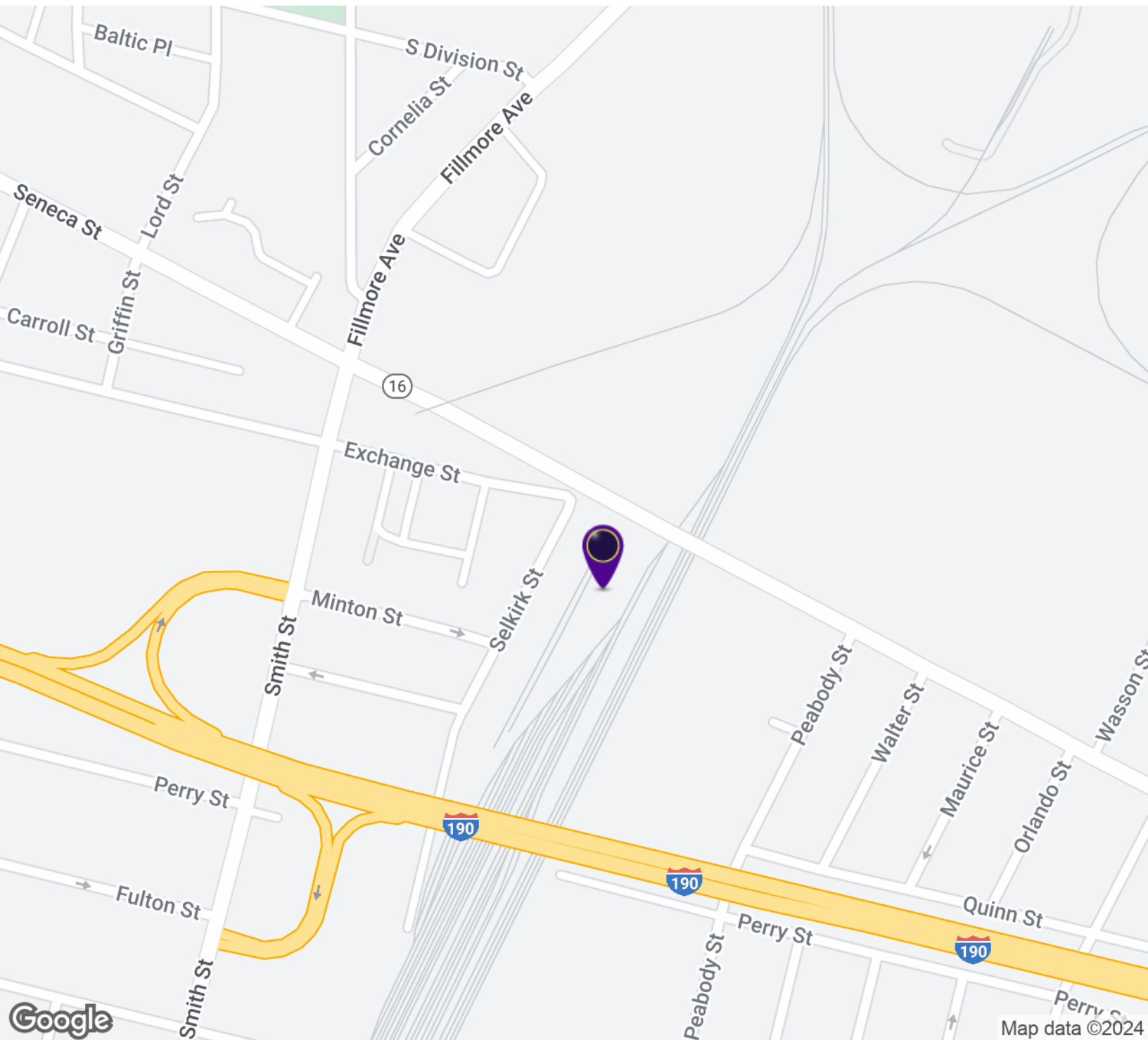


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## LOCATION MAP

NEW PRICE! 3,404+/- SF Mix-Use Building  
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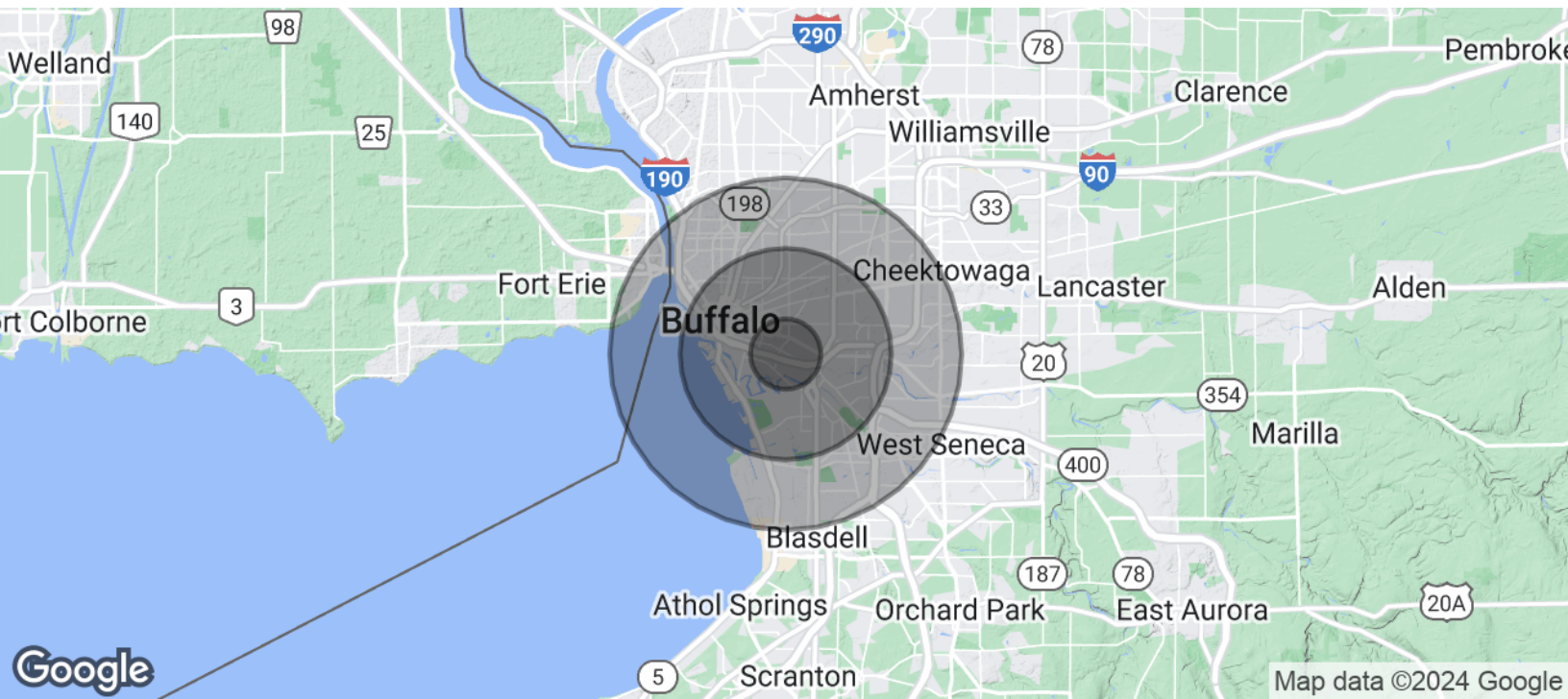


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## NEW PRICE! 3,404+/- SF Mix-Use Building 995 Exchange St, Buffalo, NY 14221



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,111	107,015	262,937
Average Age	40.9	38.6	37.1
Average Age (Male)	39.1	36.7	35.4
Average Age (Female)	43.8	39.8	38.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,185	59,871	135,688
# of Persons per HH	1.7	1.8	1.9
Average HH Income	\$30,326	\$42,455	\$49,823
Average House Value	\$59,263	\$107,731	\$125,535

2020 American Community Survey (ACS)