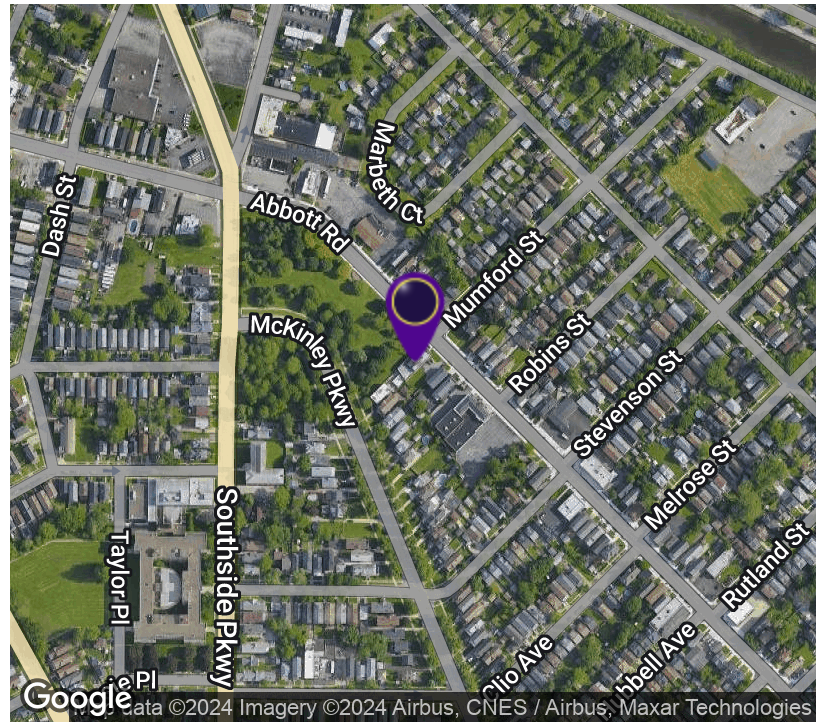


## NEW PRICE! Investment Opportunity 6 Unit Multifamily

227 Abbott Rd, Buffalo, NY 14220

**SALE PRICE****\$499,900****OFFERING SUMMARY**

Number Of Units: 6

Lot Size: 0.12 Acres

Year Built: 1920

Building Size: 6,641 SF

Price / SF: \$75.27

**PROPERTY OVERVIEW**

We are excited to announce the availability of a stunning 6-unit home in the heart of the Historic Irish District. With its grand architecture, gorgeous views, and ample off-street parking, this property is truly a tenant and investor's dream. Currently fully leased, this property includes 6 units, 7 storage units in the basement, 6 parking spots, and a garage with huge potential. The garage could easily be converted into additional rental units, making the possibilities for this sprawling property truly endless. Located on Abbott Rd, across from Mumford St. and next to Heacock Park, this property boasts easy access to McKinley Parkway and is surrounded by a variety of businesses, including KFC, Chick-N-Pizza Works, Advanced Auto Parts, Delta Sonic Car Wash, Tops Friendly Market, Park Edge Sweet Shoppe, and 306 Spa. Showings will begin on October 14th, and all offers, if any, are due by 12:00 pm on October 24th. Don't miss out on this incredible opportunity!



**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

## PROPERTY SUMMARY

NEW PRICE! Investment Opportunity 6 Unit Multifamily  
227 Abbott Rd, Buffalo, NY 14220



### LOCATION DESCRIPTION

Located on Abbott Rd across from Mumford St. in the heart of the historic Irish District next to Heacock Park. Easily access McKinley Parkway. Minutes from Buffalo RiverWorks, Buffalo Naval Park, Key Bank Center and Canalside. Convenient to the USA/Canadian Border via the Peace Bridge.

### PROPERTY HIGHLIGHTS

- 6 Unit Fully Leased
- 6,641 +/- SF
- LOT SIZE 47' x 110'
- Excellent Visibility
- 7 Storage Units in Basement
- 6 Paved Parking Spaces

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	9,670	47,514	118,737
Total Population	20,241	91,851	226,143
Average HH Income	\$55,059	\$47,982	\$50,853



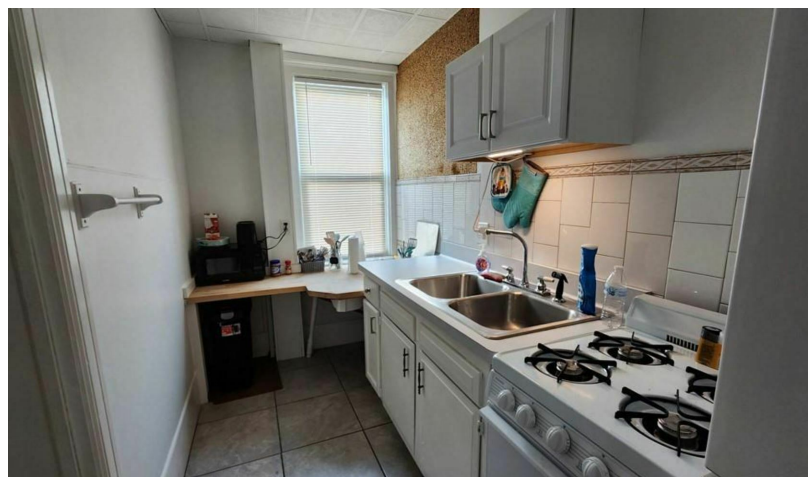
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## ADDITIONAL PHOTOS

NEW PRICE! Investment Opportunity 6 Unit Multifamily  
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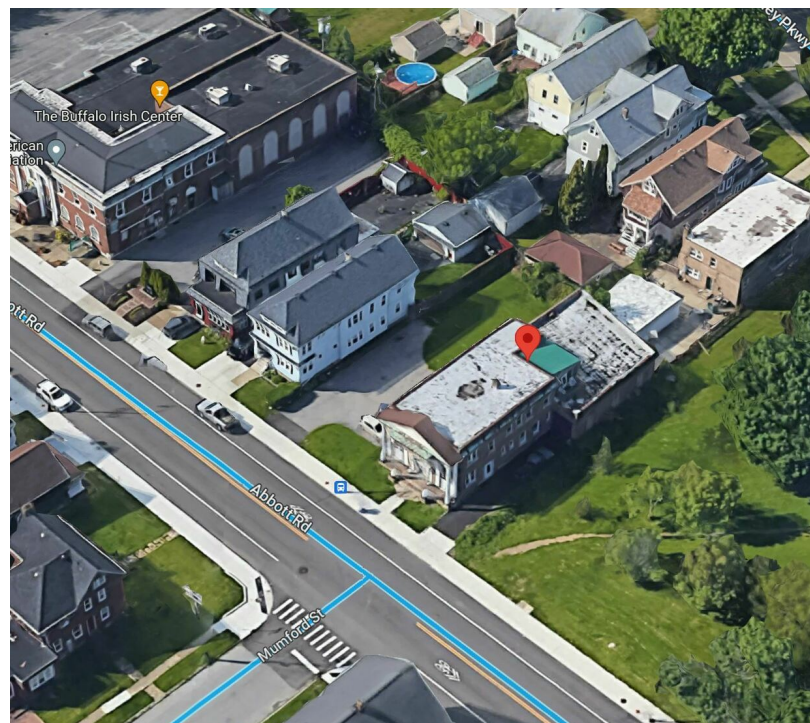
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## ADDITIONAL PHOTOS

### NEW PRICE! Investment Opportunity 6 Unit Multifamily 227 Abbott Rd, Buffalo, NY 14220



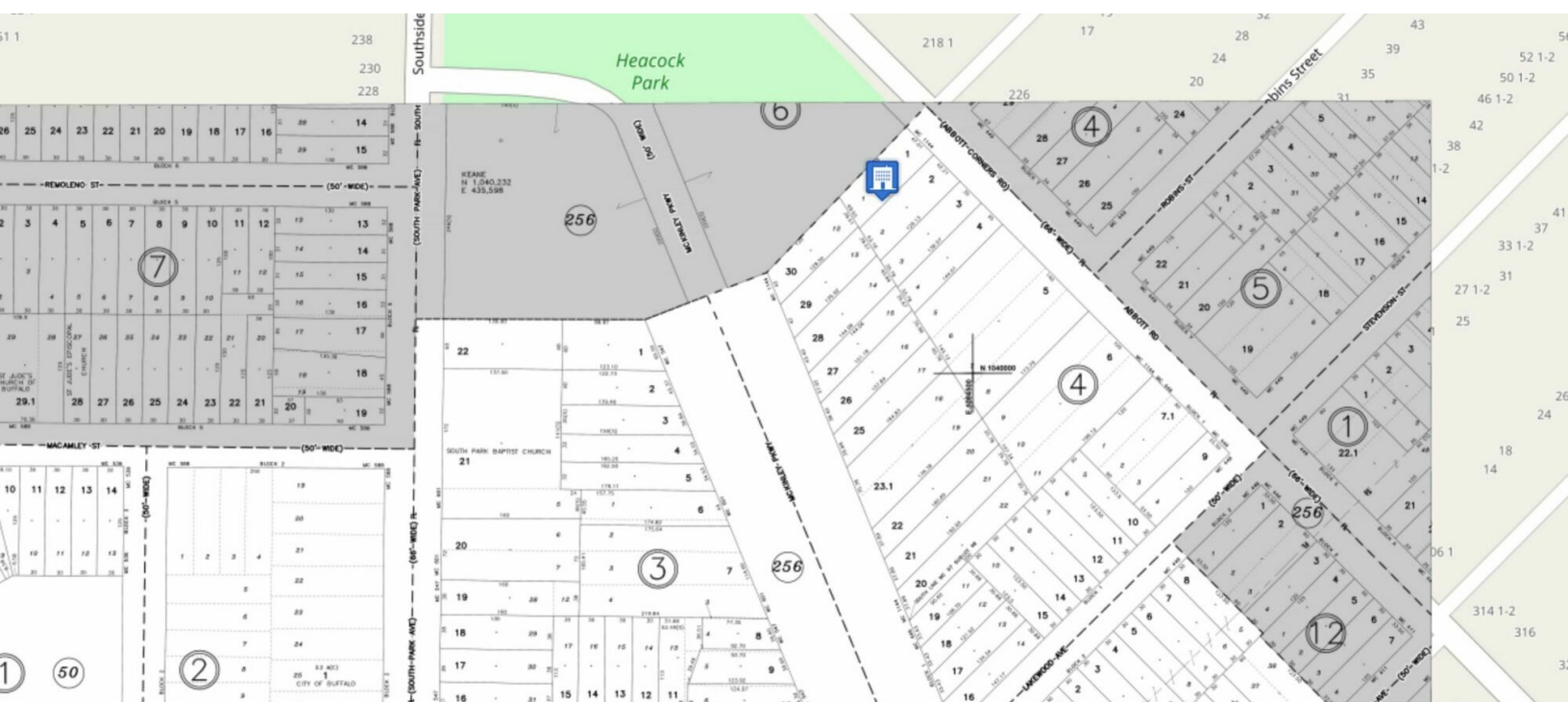
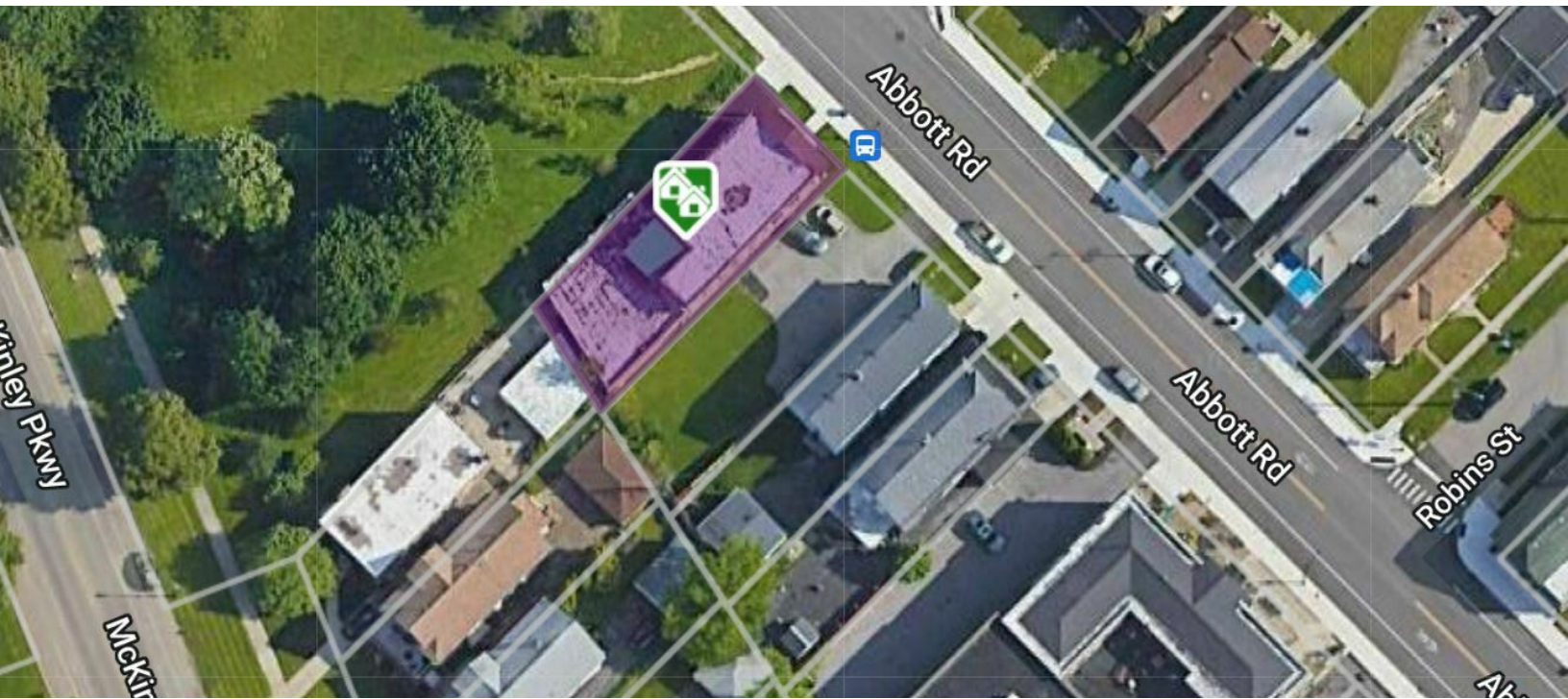
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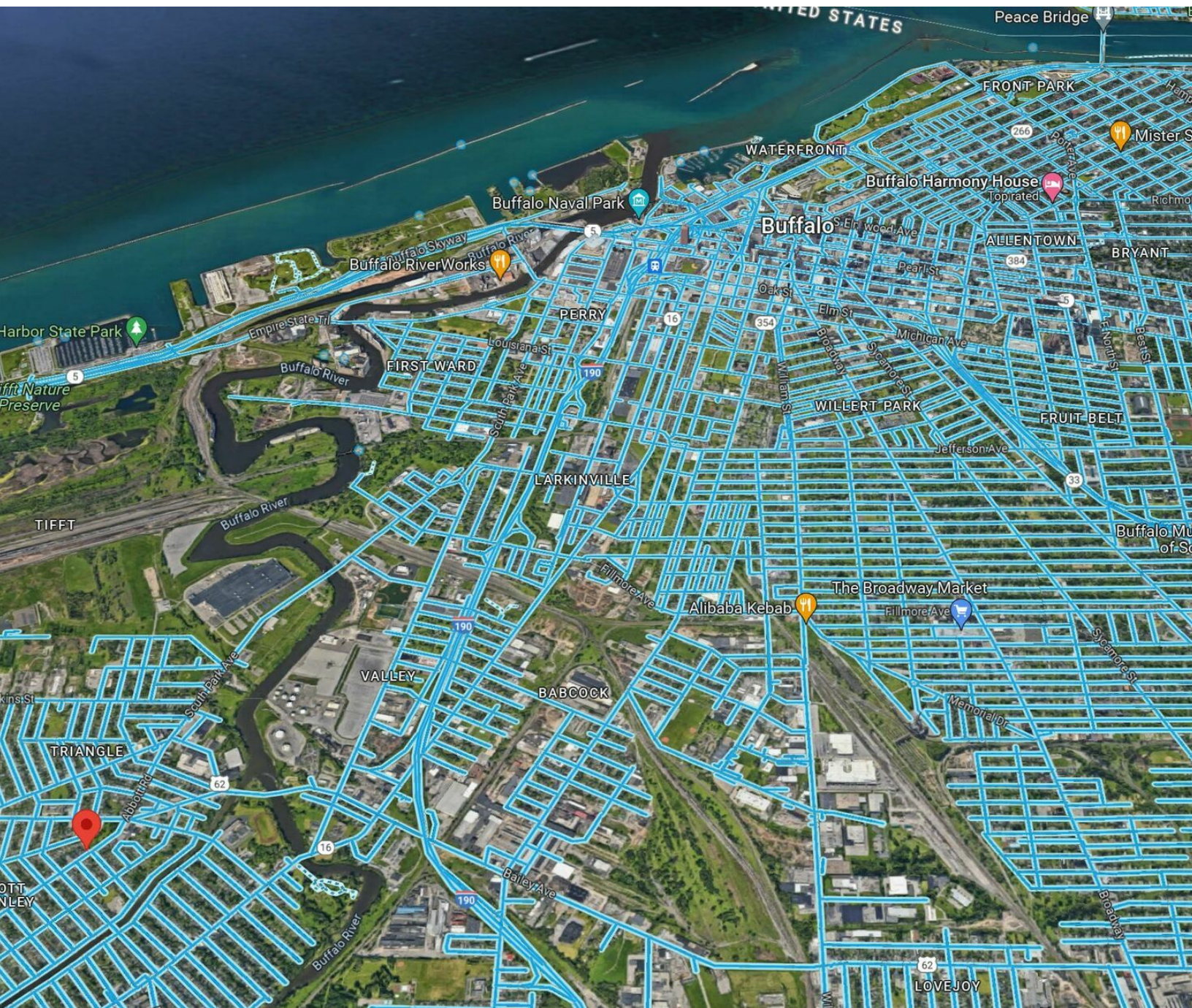
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## LOCATION MAP

NEW PRICE! Investment Opportunity 6 Unit Multifamily  
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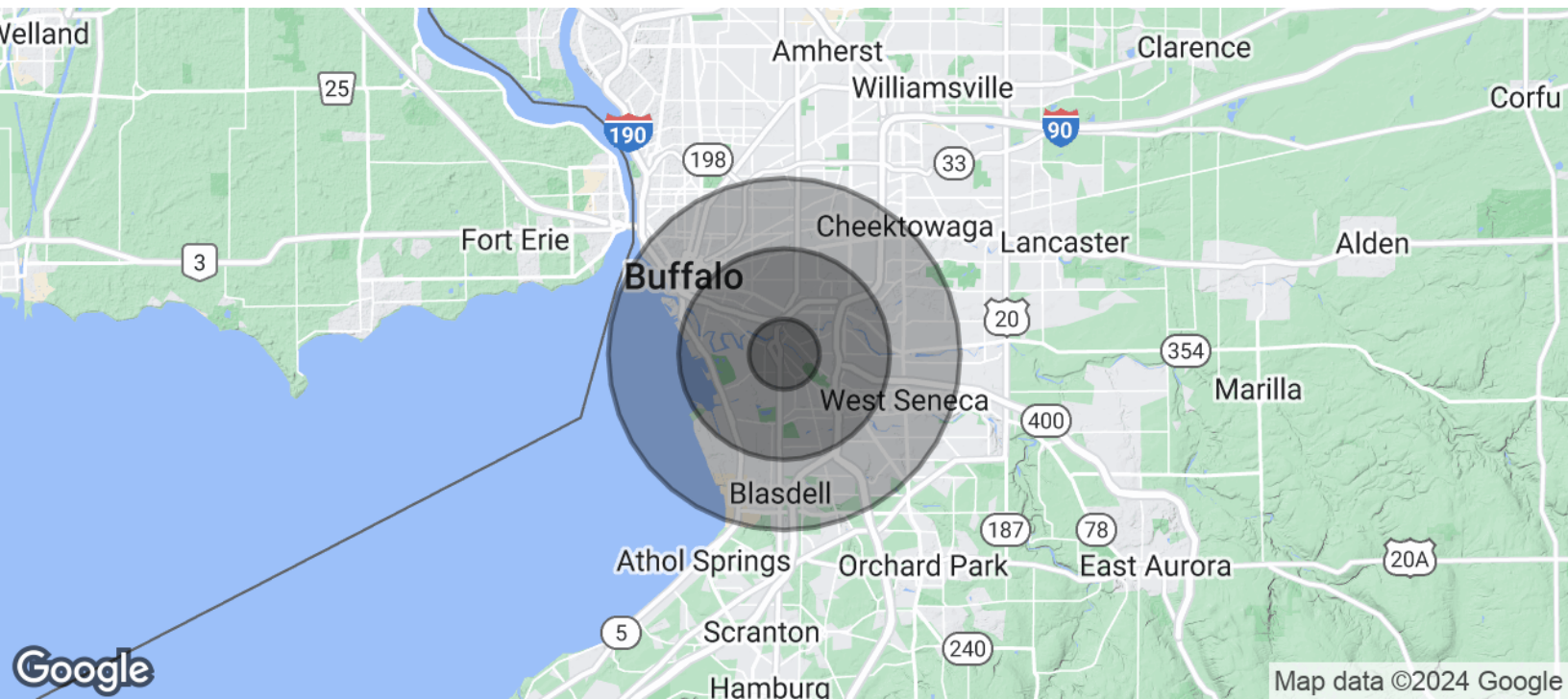
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## DEMOGRAPHICS MAP & REPORT

### NEW PRICE! Investment Opportunity 6 Unit Multifamily 227 Abbott Rd, Buffalo, NY 14220



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,241	91,851	226,143
Average Age	39.5	40.3	39.8
Average Age (Male)	36.9	39.6	38.1
Average Age (Female)	40.4	41.2	41.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,670	47,514	118,737
# of Persons per HH	2.1	1.9	1.9
Average HH Income	\$55,059	\$47,982	\$50,853
Average House Value	\$107,978	\$96,846	\$121,861

2020 American Community Survey (ACS)



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