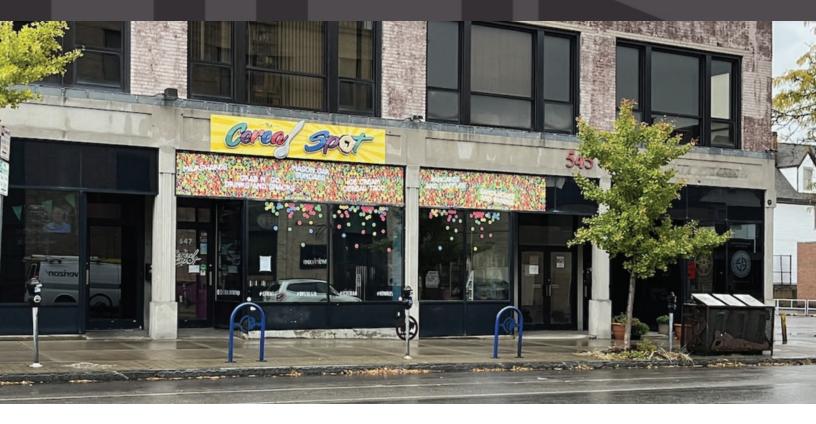
547 Elmwood Ave Buffalo, NY 14222





PROPERTY DESCRIPTION

Available retail or restaurant space for lease. The 2,225 SF space is currently built out as a cafe and retail space with coolers, a service/prep area, and table seating for customers. The floorplan and neighborhood is able to accommodate a large variety of retail and restaurant concepts.

LOCATION DESCRIPTION

The available building is located on a corner in Elmwood Village. A popular neighborhood in the city of Buffalo, NY, Elmwood Village is bordered by the Buffalo State College campus and Delaware Park, a historic park system designed by Frederick Law Olmsted. Elmwood Village is home to numerous local bars, restaurants, and shops, as well as several national retailers, including Starbucks, Bank of America, M&T Bank, and Panera. As one of Upstate New York's most popular neighborhoods, Elmwood Village has a population of highly educated young working professionals.

PROPERTY HIGHLIGHTS

- NNN Lease
- Nets are \$864/month
- Turnkey condition
- Excellent neighborhood
- Building is located on a corner

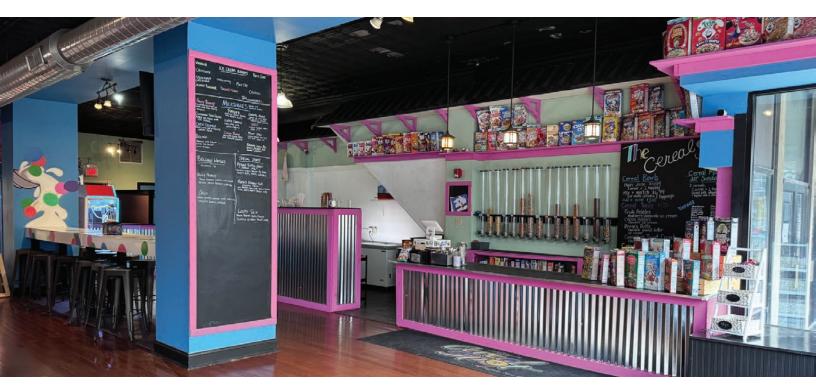
SPACES	LEASE RATE	SIZE (SF)	
Available Space	\$15.00 SF/yr	2,225	





547 Elmwood Ave Buffalo, NY 14222





LEASE INFORMATION

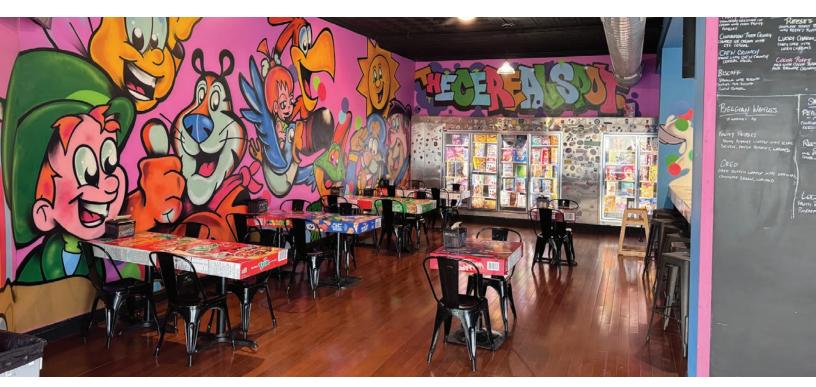
Lease Type:			NNN	Lease	e Term:		Negotiable
Total Space:		2,225 SF		Lease Rate:		\$15.00 SF/yr	
AVAILABLE SPACES	S						
SUITE	TENANT	SIZE (SF)	LEASE TY	ΈΕ	LEASE RATE	DESCRIPTION	
Available Space	Available	2,225 SF	NNN		\$15.00 SF/yr	NNN's are \$864/mo	nth





547 Elmwood Ave Buffalo, NY 14222











547 Elmwood Ave Buffalo, NY 14222

DONOVAN REAL ESTATE SERVICES







547 Elmwood Ave Buffalo, NY 14222







