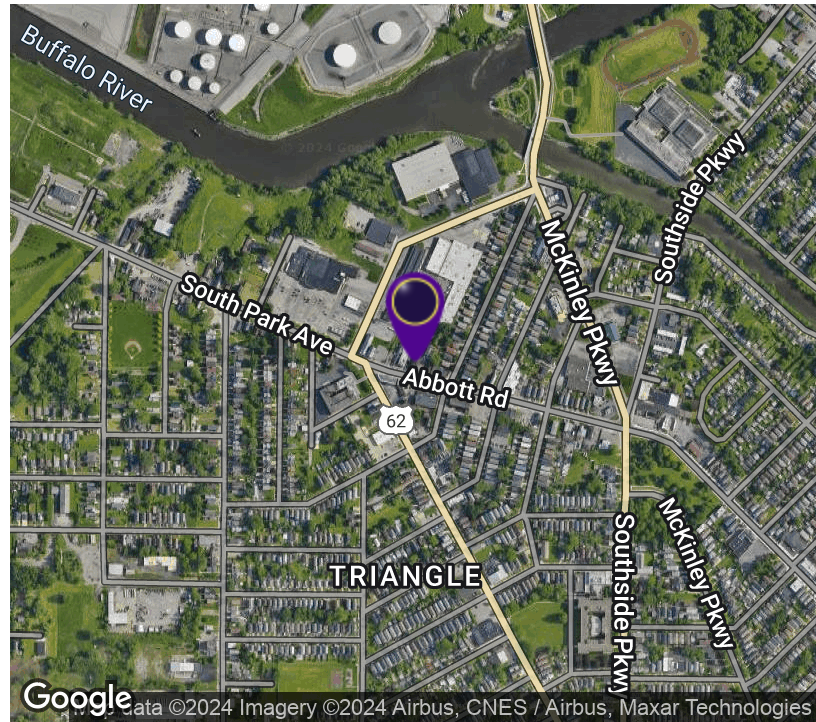


7,500+/- SF Mixed-Use Space

26 Abbott Rd, Buffalo, NY 14220



OFFERING SUMMARY

Sale Price:	\$725,000
Lot Size:	0.64 Acres
Year Built:	1880
Building Size:	4,497 SF
Zoning:	Mixed-Use
Price / SF:	\$161.22

PROPERTY OVERVIEW

This property is a mixed-use building with a total square footage of 7,510+/- SF broken into a commercial, garage, and apartment and usage. The commercial space is currently used as a family-owned and operated antique store. This is ideal for any business or retail space with airport parking and visibility. The second floor currently has an apartment which generates additional income to the property. Also located on site is two separate garage spaces. One 1,500+/- square-foot garage with a lift is attached to the commercial building and the second 2,000+/- square-foot garage space is detached with no utilities. Large lot space located behind the buildings makes additional usage ideal for storage or business use.

LOCATION OVERVIEW

Located on Abbott Road just east of the Bailey Ave., South Park Ave., and Abbott Road intersection this property is minutes from the downtown Buffalo area. Easy accessible to the south towns as well as other major roads and highways including new York state Thruway I-190 & I-90. Minutes from Mercy Hospital of Buffalo and botanical gardens.

PROPERTY HIGHLIGHTS

- 7,510+/- SF Mixed-Use Building
- Minutes to Downtown Buffalo
- 2 separate Garages, Retail Space & Apartment
- Available immediately
- Additional lots on rear for extra space



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

ADDITIONAL PHOTOS

7,500+/- SF Mixed-Use Space

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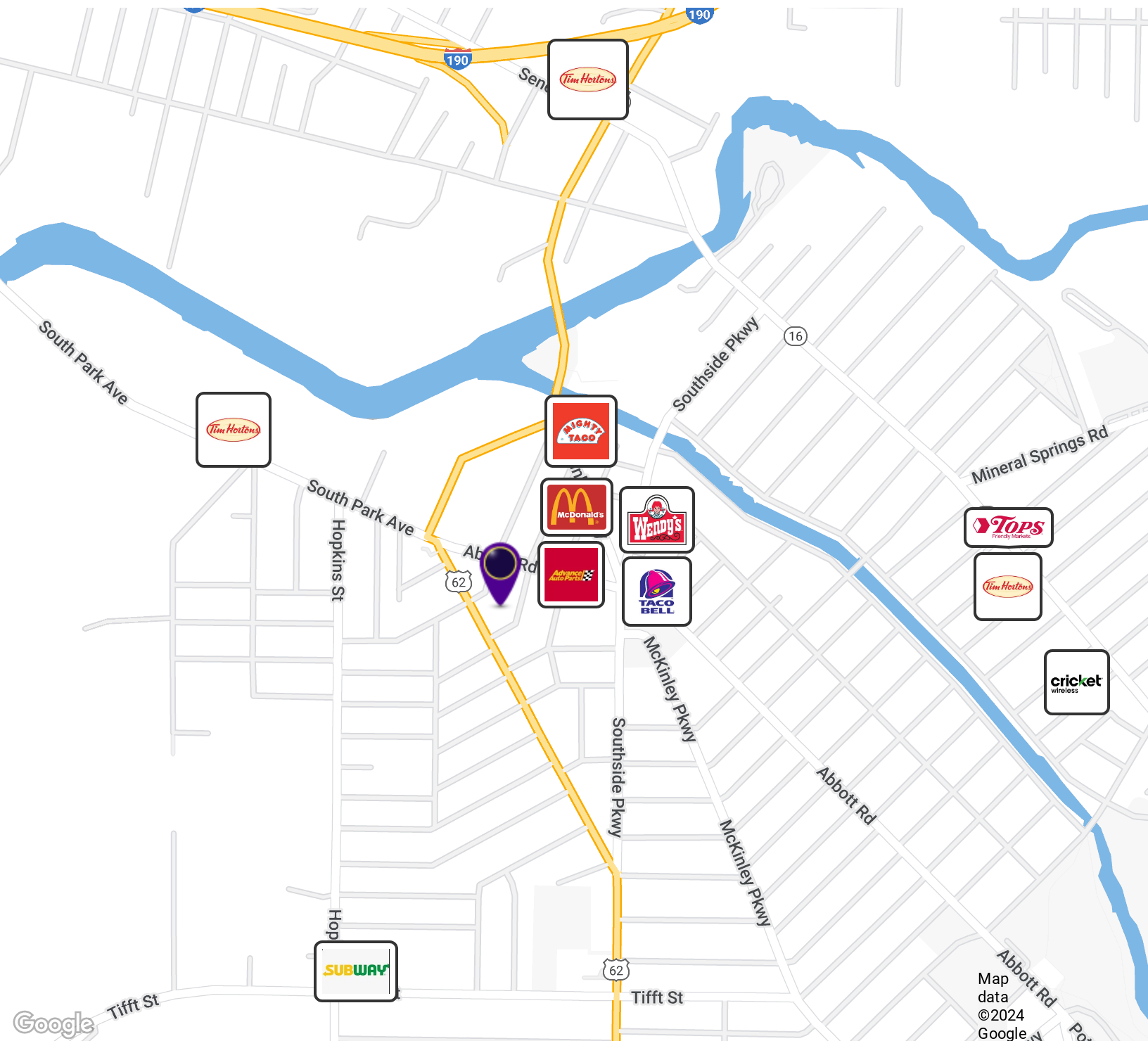
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LOCATION MAP

7,500+/- SF Mixed-Use Space

26 Abbott Rd, Buffalo, NY 14220



Map
data
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Google

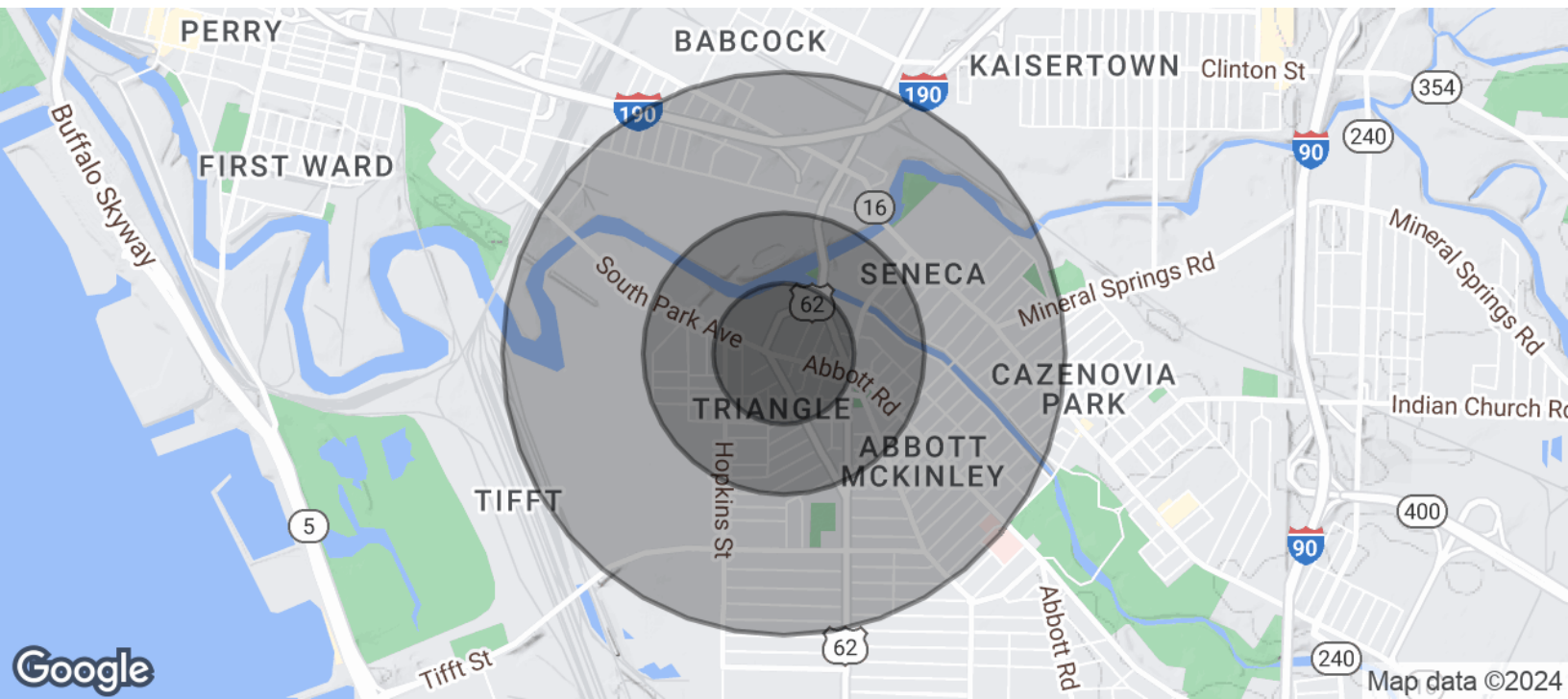


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,179	4,130	14,533
Average Age	31.6	37.3	38.3
Average Age (Male)	33.6	36.7	36.8
Average Age (Female)	30.1	37.0	38.8
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	538	2,037	7,067
# of Persons per HH	2.2	2.0	2.1
Average HH Income	\$44,645	\$46,805	\$50,299
Average House Value	\$77,440	\$84,855	\$95,200

2020 American Community Survey (ACS)