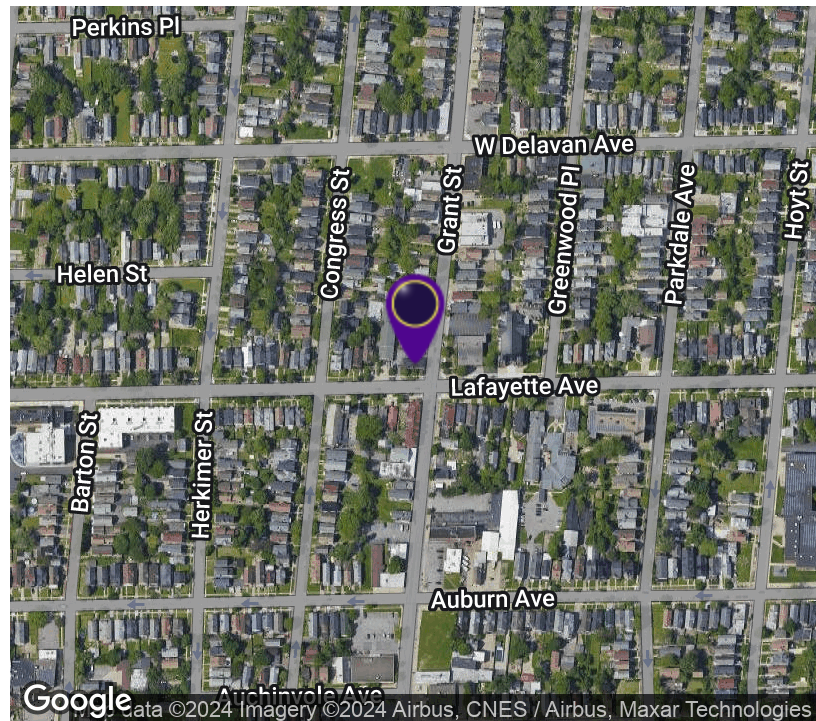


4,758+/- SF Mixed Use Building

234 Grant St, Buffalo, NY 14213



OFFERING SUMMARY

Sale Price:	\$350,000
Lot Size:	0.12 Acres
Year Built:	1910
Building Size:	4,758 SF
Price / SF:	\$73.56

PROPERTY OVERVIEW

The property at 234 Grant St, Buffalo, NY, 14213 offers an exceptional opportunity for retail or free-standing building investors. Built in 1910, this 4,758 SF building offers versatile space for office or retail endeavors. The first floor was previously a doctors office with a 18'x15' Waiting Room and 5 patient exam rooms. There are 2 Apartments on the second floor for an additional revenue stream. Parking available in fenced paved parking lot. The property's historic allure is complemented by its potential for customization, making it an ideal canvas for creating a unique office or retail space. With its prime location in Buffalo, the property capitalizes on high visibility and accessibility.



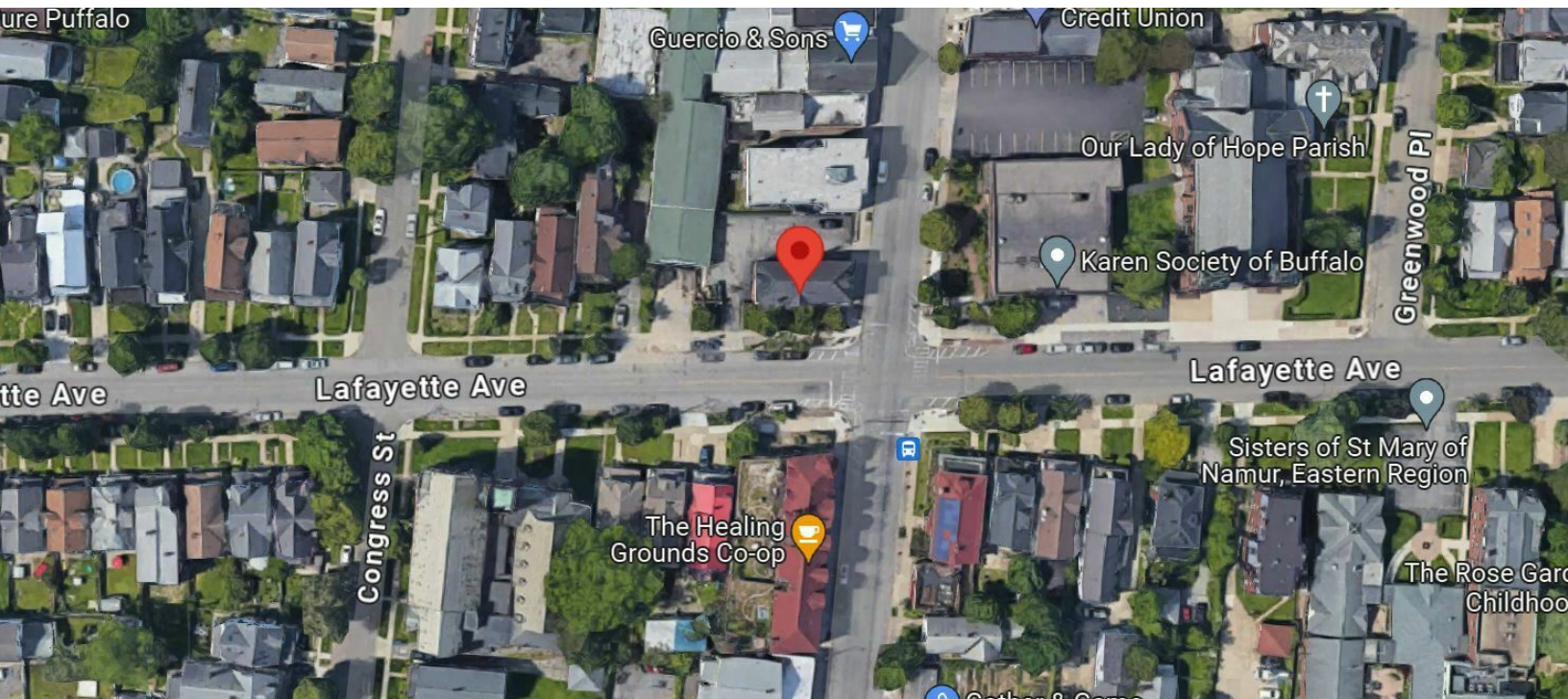
RICK RECCKIO
716.998.4422
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4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

PROPERTY SUMMARY

4,758+/- SF Mixed Use Building

234 Grant St, Buffalo, NY 14213



LOCATION DESCRIPTION

Located in the heart of Buffalo, on the corner of Grant Street and Lafayette Street, this property offers proximity to the vibrant business scene and a plethora of amenities. The area boasts a rich tapestry of historic architecture, blending seamlessly with modern infrastructure, making it an attractive proposition for office development. Nearby, the renowned Elmwood Village offers an array of boutique shops, cafes, and restaurants, adding convenience and vibrancy to the locale. With easy access to major transportation routes.

PROPERTY HIGHLIGHTS

- 4,758+/- SF of versatile office or retail space
- Historically charming building dating back to 1910
- Prime location in the heart of Buffalo
- High visibility for retail opportunities
- Potential for customization and unique retail layout
- 2 Apartment on Second Floor
- Large fenced parking lot



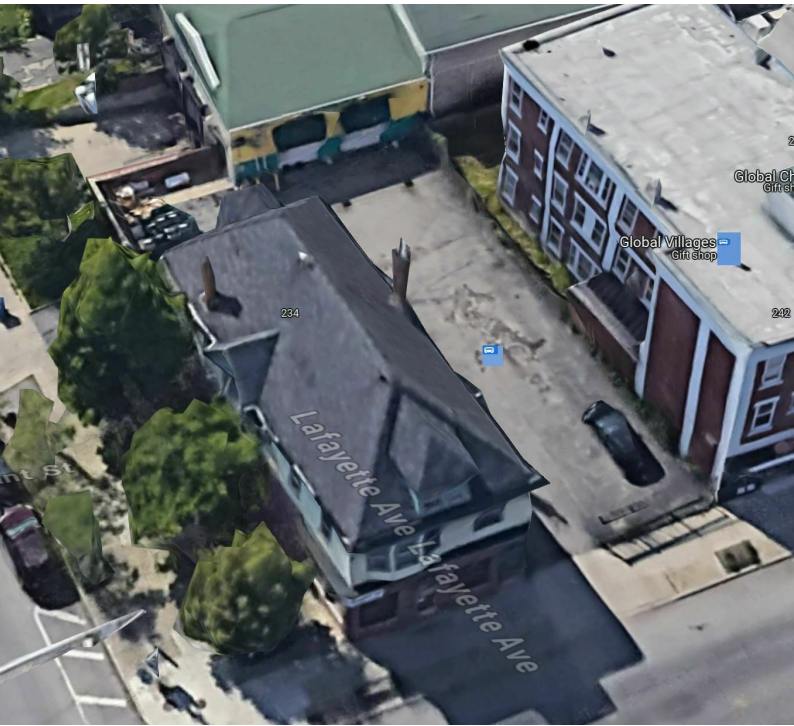
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ADDITIONAL PHOTOS

4,758+/- SF Mixed Use Building

234 Grant St, Buffalo, NY 14213



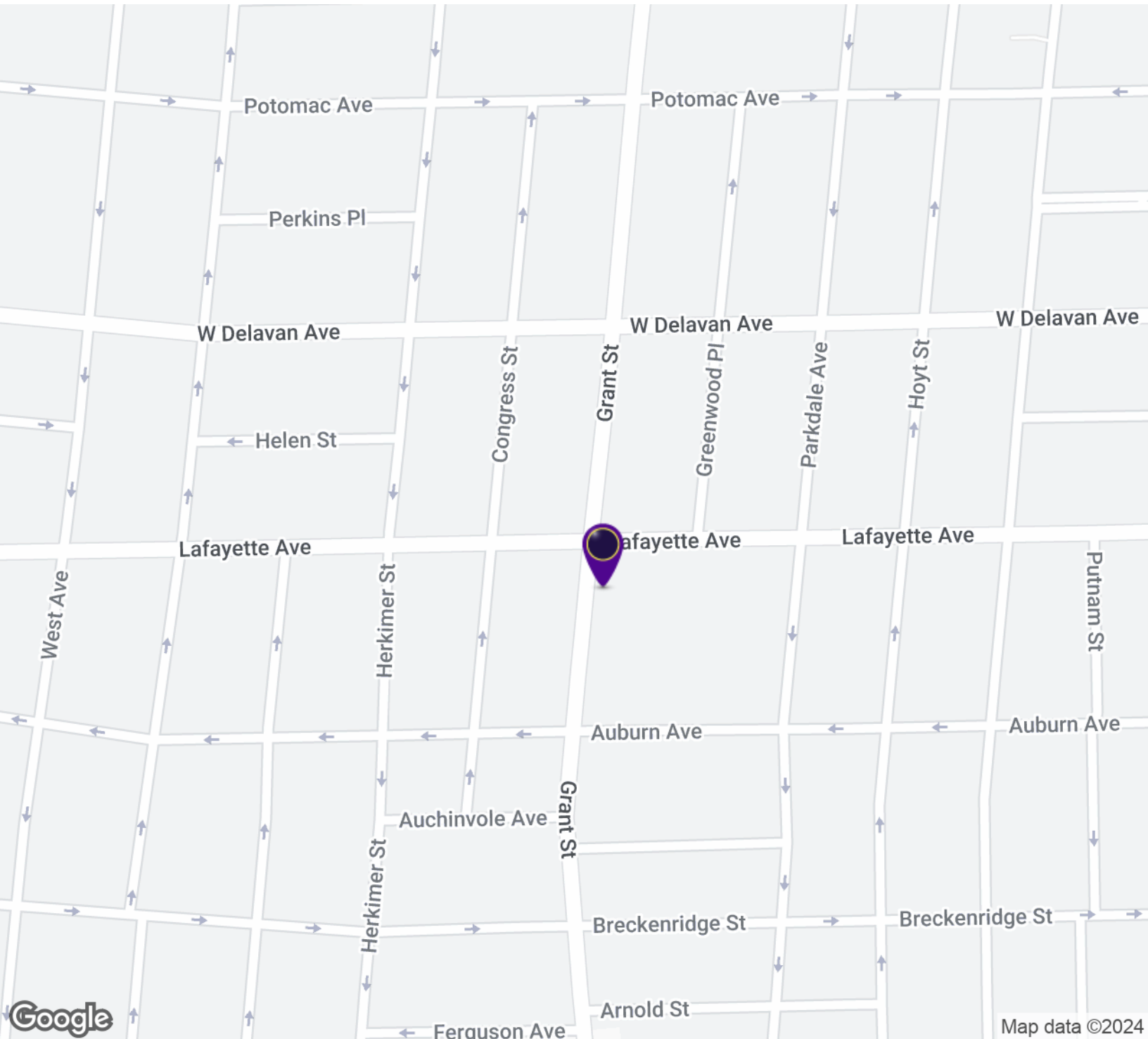
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LOCATION MAP

4,758+/- SF Mixed Use Building

234 Grant St, Buffalo, NY 14213

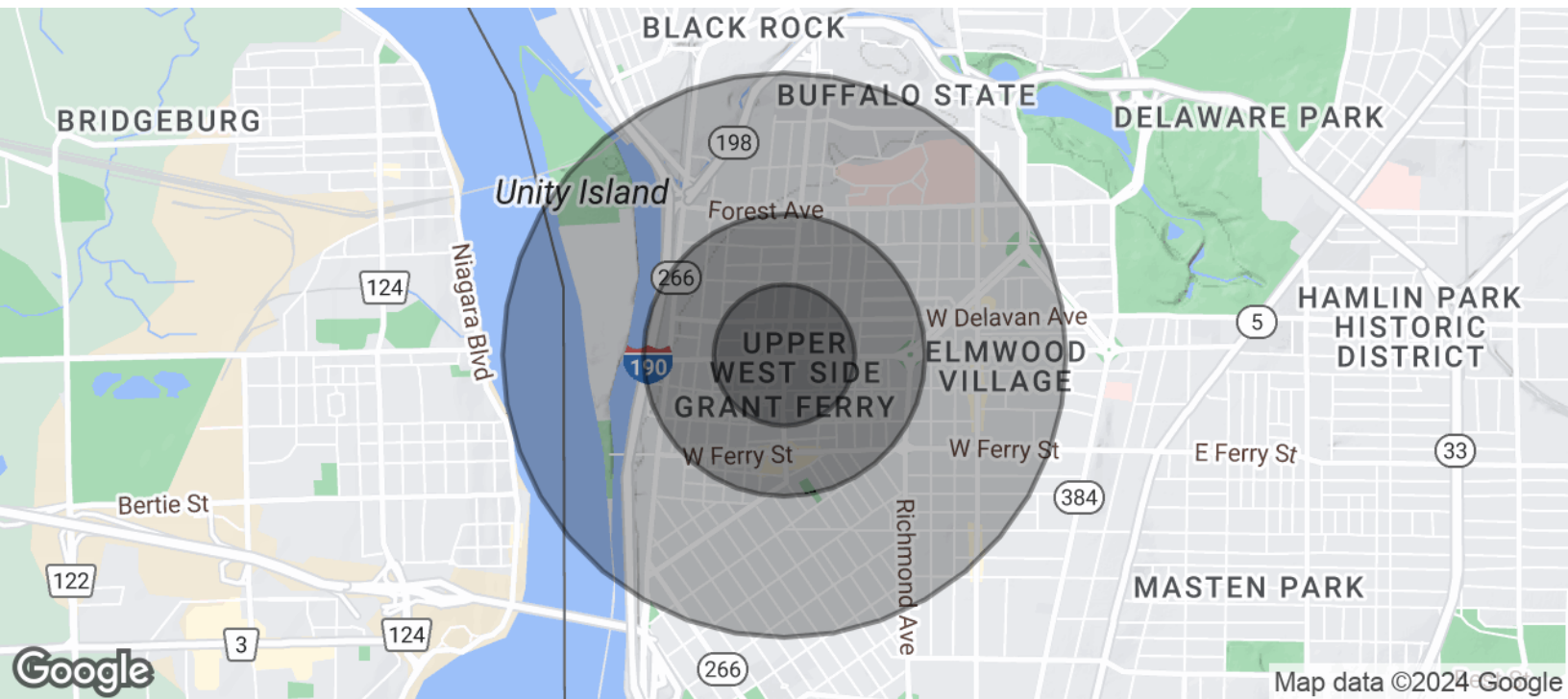


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4,758+/- SF Mixed Use Building

234 Grant St, Buffalo, NY 14213



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,546	10,417	28,819
Average Age	28.5	31.0	31.9
Average Age (Male)	27.5	29.8	32.0
Average Age (Female)	29.0	32.4	32.0
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,694	5,261	14,399
# of Persons per HH	2.1	2.0	2.0
Average HH Income	\$47,933	\$50,926	\$62,301
Average House Value	\$91,598	\$145,294	\$197,312

2020 American Community Survey (ACS)