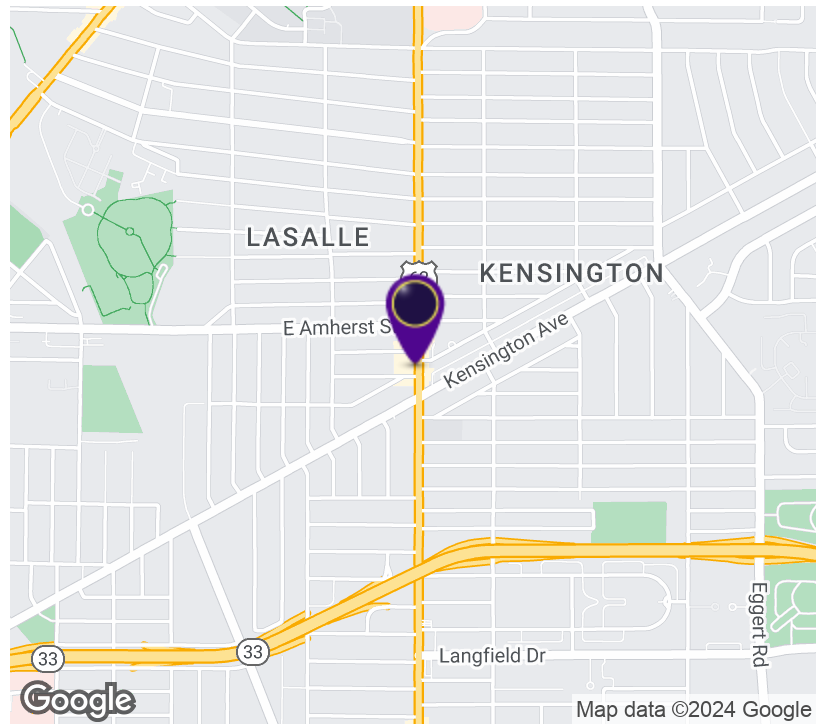


3098 Bailey Avenue

Buffalo, NY 14215



OFFERING SUMMARY

Sale Price:	N/A
Available SF:	2,448 - 4,896 SF
Lease Rate:	Negotiable
Lot Size:	0.08 Acres
Year Built:	1920
Building Size:	5,649 SF
Zoning:	Commercial
Price / SF:	-

PROPERTY OVERVIEW

Two story building. First floor was a former jewelry store and the second floor can be used for apartment or office uses. Plenty of parking adjacent to this site including in the rear of the property. Building and street to street across the rear. Parking lots are owned and maintained by the City of Buffalo. Owner will remodel first floor to suit for a long term lease, the property is being sold as is.

LOCATION OVERVIEW

Between Kensington Ave and Amherst Street. Bus stop at corner. Many retail stores and restaurants near by.

PROPERTY HIGHLIGHTS

- Bus stop in front of Property
- Plenty of parking
- High Traffic Corridor
- Remodel to suit on a Lease
- Corner Property
- Excellent Location



RICK RECCKIO
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4455 TRANSIT ROAD, SUITE 3B
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(O) 716.631.5555 // (F) 716.632.6666
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ADDITIONAL PHOTOS

3098 Bailey Avenue

Buffalo, NY 14215



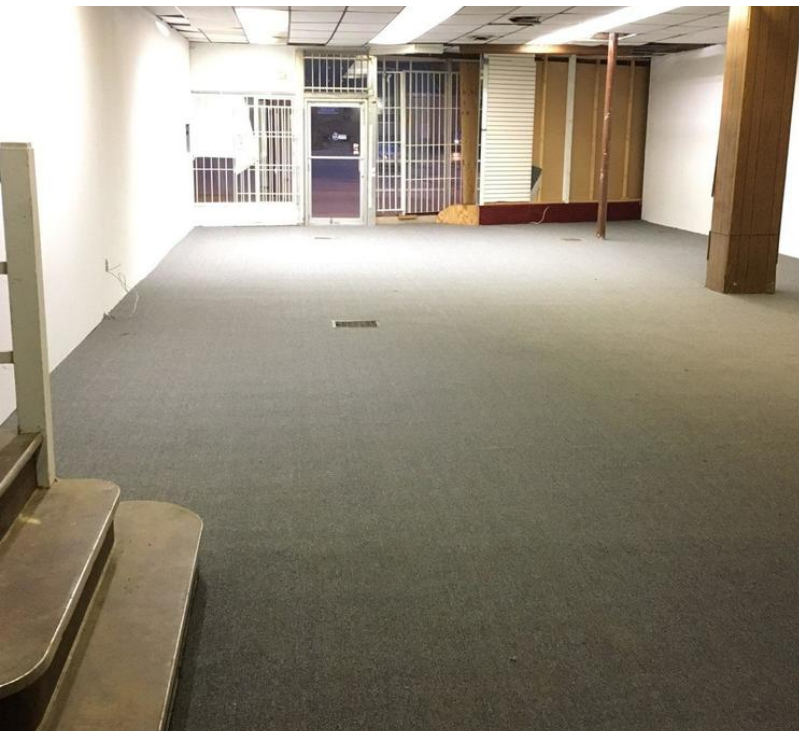
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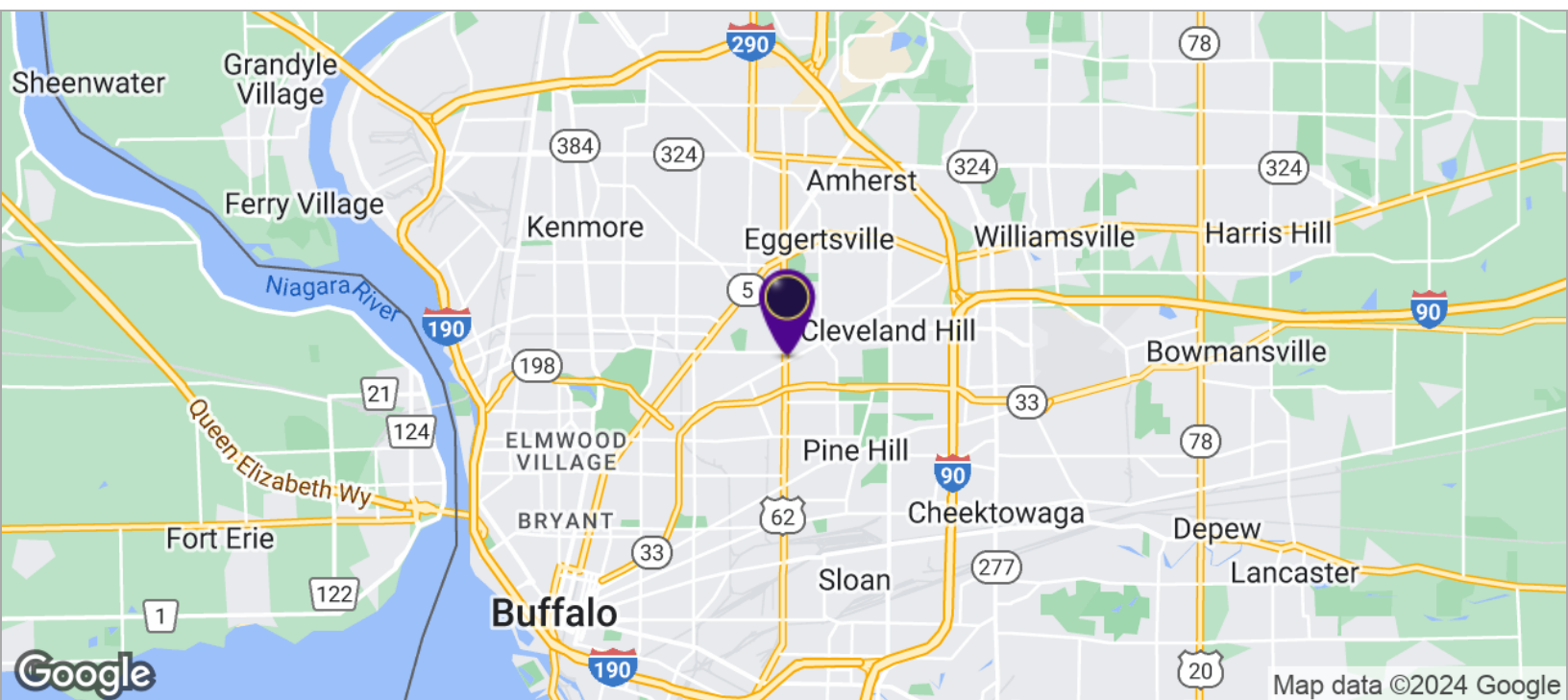
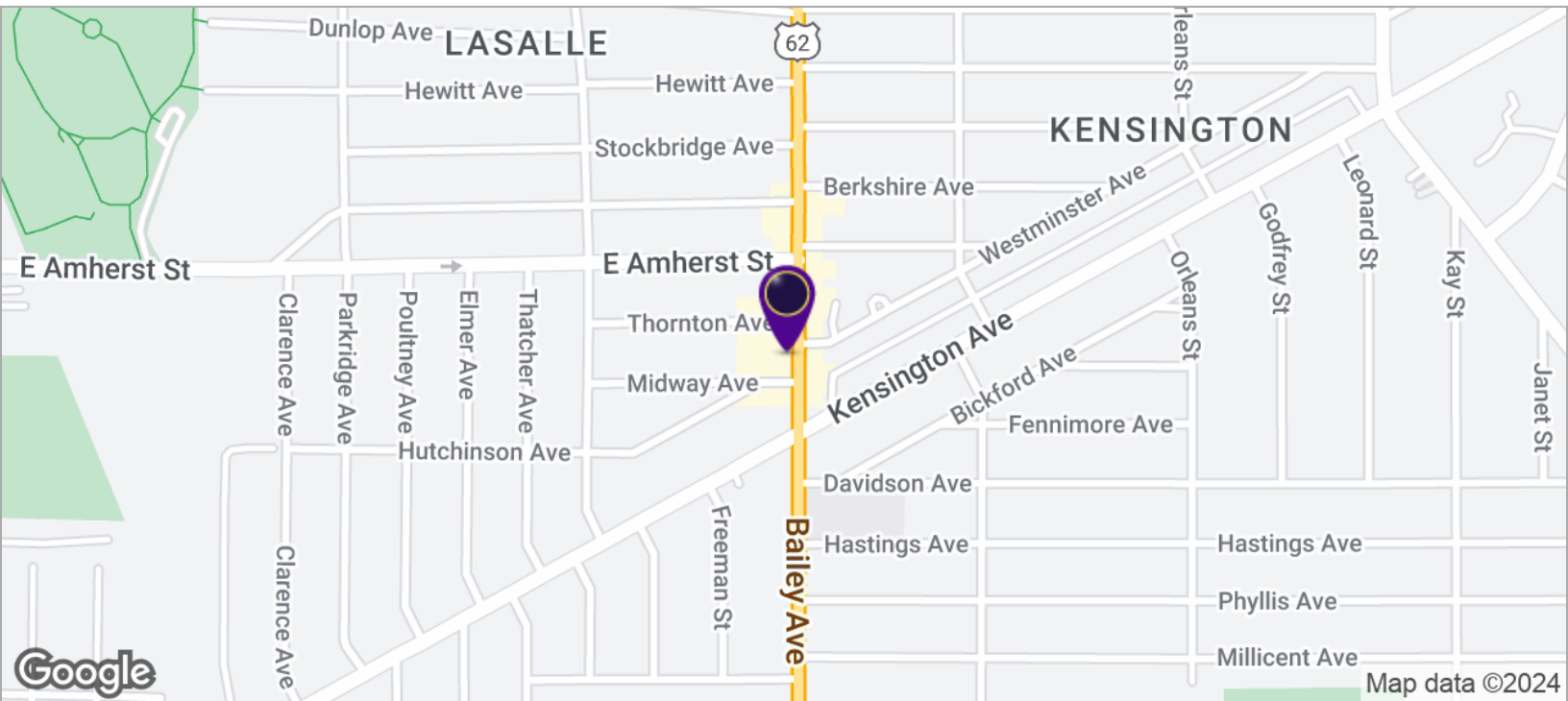


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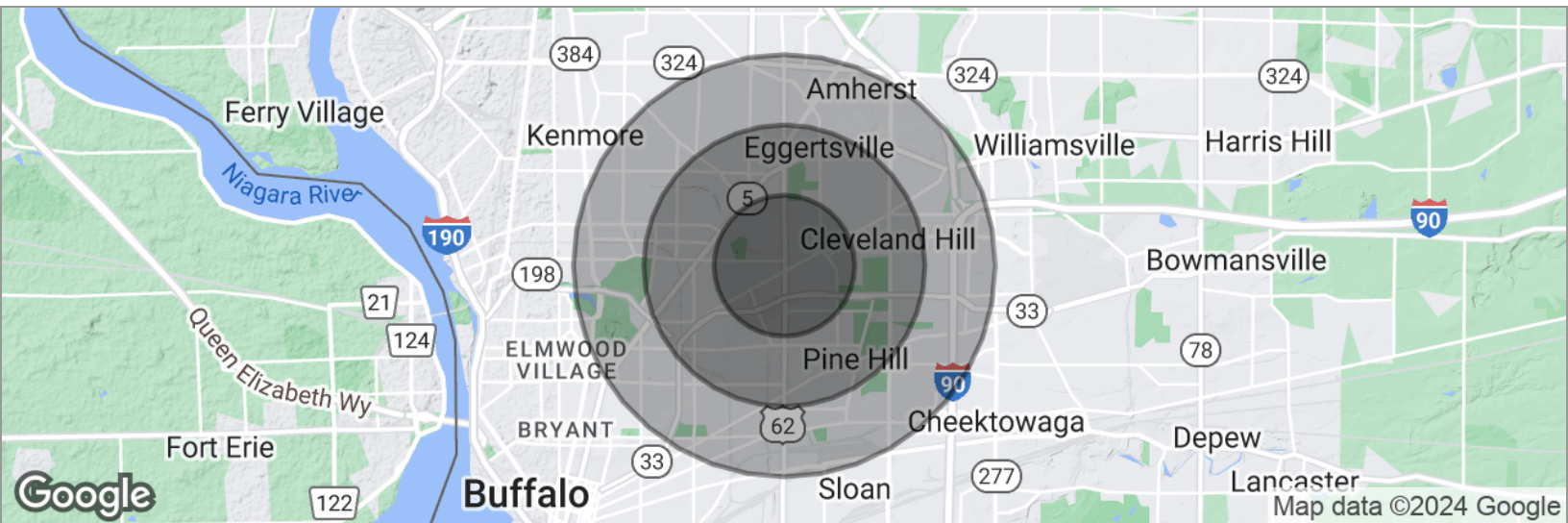


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**POPULATION**

	1 MILE	2 MILES	3 MILES
Total population	32,027	92,648	189,667
Median age	31.1	32.6	34.4
Median age (Male)	26.7	29.1	31.4
Median age (Female)	34.7	35.5	37.0

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	12,710	36,858	77,047
# of persons per HH	2.5	2.5	2.5
Average HH income	\$40,876	\$47,684	\$51,428
Average house value	\$88,721	\$101,983	\$112,104

* Demographic data derived from 2020 ACS - US Census



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