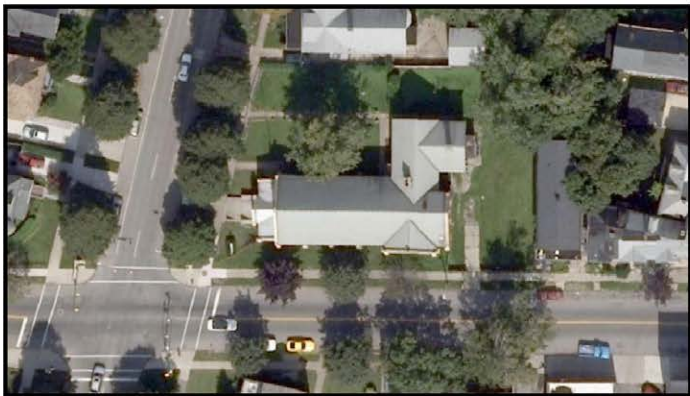


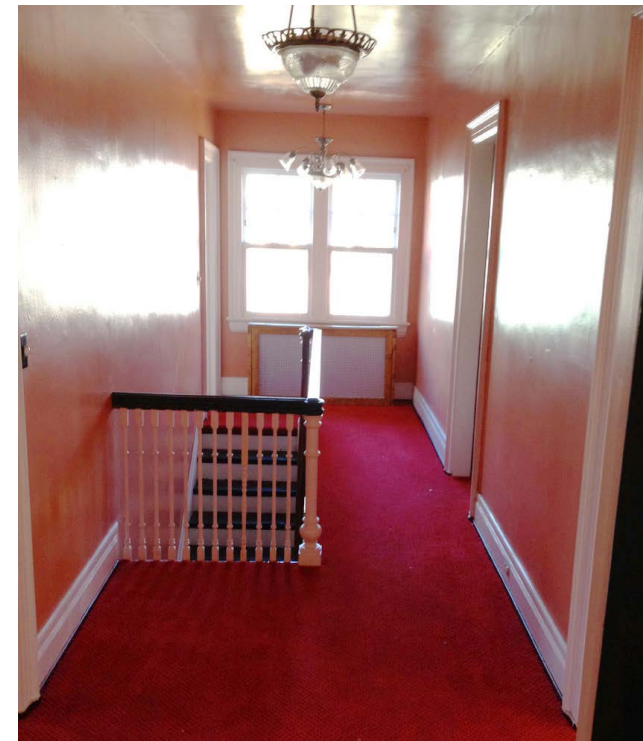
PROJECT LOCATION MAP



PROJECT AERIAL VIEW



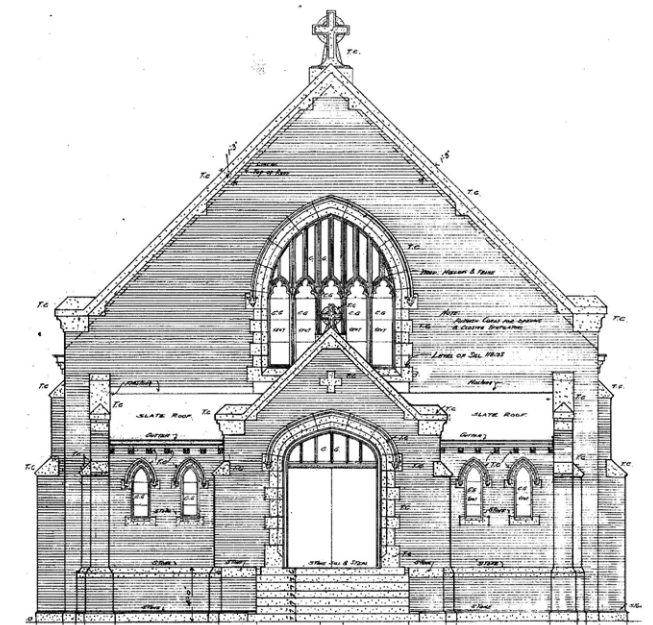
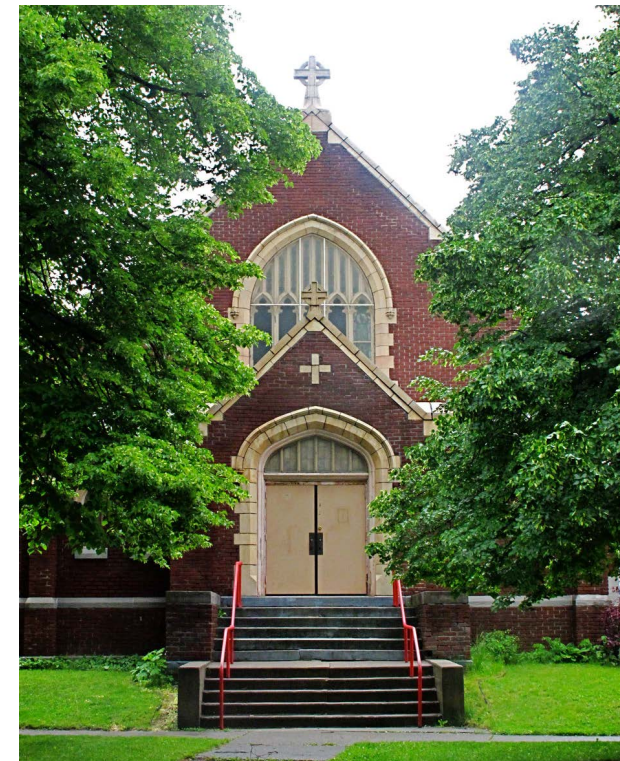
PROJECT BIRDS EYE



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Gothic Revival Church With Attached Rectory Residence 475 Linwood Avenue, Buffalo, NY 14209



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Great location in Linwood Historic District ready for re-use – Ideal for residential or office conversion, apartments, art gallery, theater, social events venue, club or house of worship ▪ Located on a corner in densely populated neighborhood between Main Street and Delaware Avenue ▪ Close to Buffalo Niagara Medical Campus and the Elmwood Village ▪ Could be converted to 7 market rate apartments with 1900 sf commercial space ▪ Architecturally interesting; brick structure with wood covered, steel beams ▪ 30 Foot ceilings ▪ On site parking for 6 cars could be created with West Ferry access.

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Buffalo, New York 14203

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Alan T. Hastings

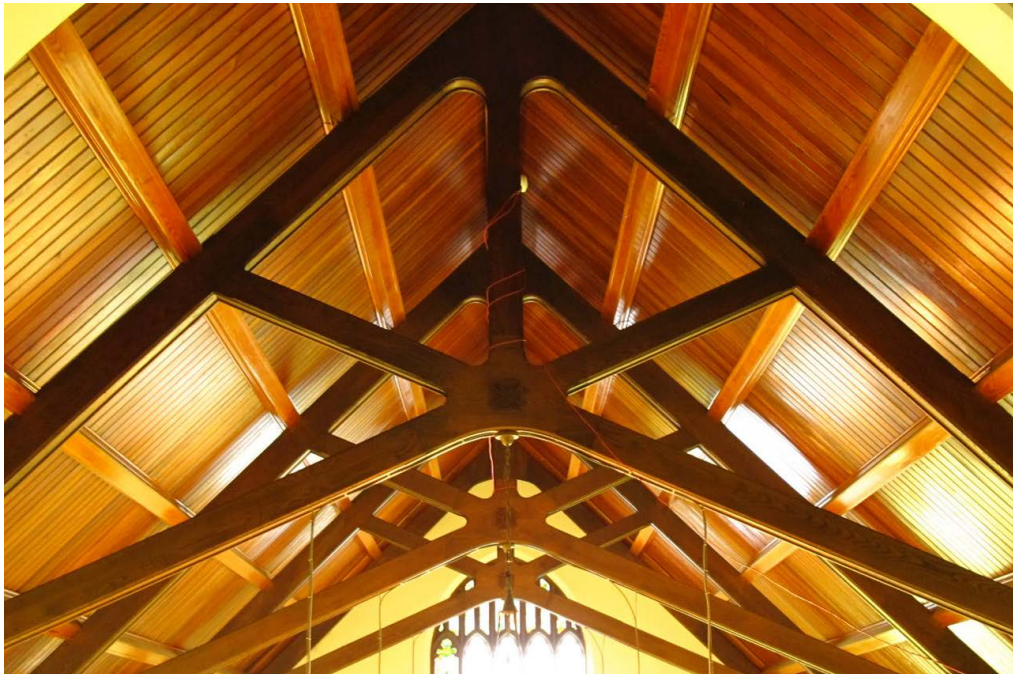
Licensed Associate Real Estate Broker
Direct: (716) 481-3325
Email: ahastings@huntcommercial.com

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403 Main Street, Suite 400
Buffalo, New York 14203

475 Linwood Avenue Buffalo, New York 14209

PROPERTY OVERVIEW	
Lot Size	0.36 +/- AC
Total SF	9,600 +/- SF
Year Built	1900
Stories	1
Parking	None Currently

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	29,313	175,216	329,831
Total Households	15,022	77,466	142,930
Ave. Annual Income	\$43,156	\$33,413	\$39,361



PROPOSED SITE PLAN

