## FOR SALE 529 Main Street, Buffalo, New York 14202



## **PROPERTY DESCRIPTION**

Take this opportunity to redevelop on the 500 block of Main street in Buffalo Place district. Over 11,000 SF 4 story masonry building with tall 16' and 12' ceilings, large windows, full basement with Historic Designation. Utility vault in place. All new infrastructure on Main Street with auto traffic and new commerce have made this the "place to be". Loads of pedestrian traffic, close to hotels, office, retail etc. This would make a great project with adjacent building at 525 Main Street also currently on the market.

PROPERTY OVERVIEW		
Lot Size	0.08 +/- acres	
<b>Building SF</b>	11,470 +/- SF	
Year Built	1900	
Stories	4	
School Tax	\$951.00	
<b>County Tax</b>	\$402.47	
Parking	Street Parking	

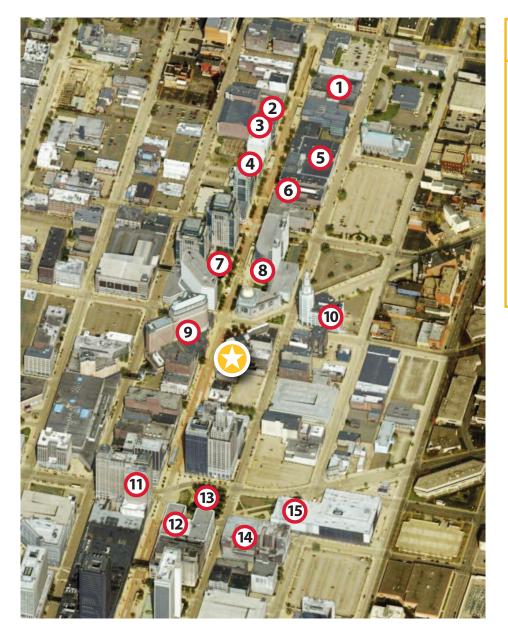


DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	18,665	108,368	271,611
Total Households	8,885	48,657	117,185
Ave. Annual Income	\$43,478	\$44,964	\$48,073



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## LOCATION MAP

- 1 Town Ballroom
- 2 Alleyway Theatre
- 3 Shea's
- 4 Tralf Music Hall
- 5 Irish Classical Theatre
- 6 Market Arcade
- 7 Fountain Plaza
- 8 M & T Bank



- 529 Main Street
- 10 The Electric Tower
- 11 The Liberty Building
- 12 The Brisbane Building
- 13 LaFayette Square
- 14 Hotel LaFayette
- 15 Erie County Public Library





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