

**FOR SALE**

## 1872 Niagara Street, Buffalo, New York 14207



**Be a part of the Black Rock revitalization.** 3300+ square foot building offered for sale. Located 0.10 of a mile off the Amherst St exit of the 190 across the street from the new interactive community play park, Market Square Park. Zoned N-2C possible uses are office, store front, mixed use with upper apartment. Interior demo has been started creating a blank slate for a new business opportunity.

### PROPERTY OVERVIEW

<b>Lot Size</b>	0.10 +/- AC
<b>Total SF</b>	3,377 +/- SF
<b>Year Built</b>	1878
<b>Stories</b>	2
<b>Parking</b>	On Site

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	14,837	120,592	271,403
<b>Total Households</b>	5,150	53,444	118,096
<b>Ave. Annual Income</b>	\$28,057	\$40,150	\$39,062

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