

FOR SALE

MANUFACTURING FACILITY WITH SECOND FLOOR APARTMENT
1336 Genesee Street, Buffalo, NY 14211



PROPERTY HIGHLIGHTS

- Manufacturing facility with second floor / one bedroom apartment built in 2005 which could be converted to offices.
- Total building size is 20,400 sf with 15,800 sf on first floor.
- In Opportunity Zone.
- Small yard for additional expansion available.
- Three 12' and three 14' overhead doors.
- 10-16' ceilings.
- 3 hoists-one ton, two ton and half ton.
- Excellent Condition.
- Reasonably priced.

PROPERTY OVERVIEW

| | |
|-------------------|----------------|
| Lot Size | 0.38 +/- acres |
| Total SF | 20,400 +/- SF |
| Year Built | 1930 |
| Stories | 2 |
| Parking | On Site |

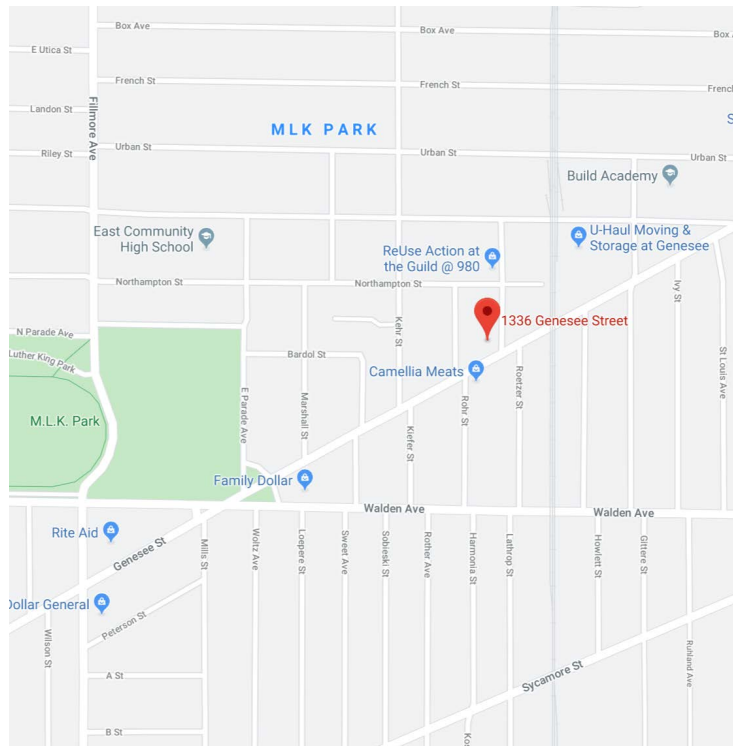
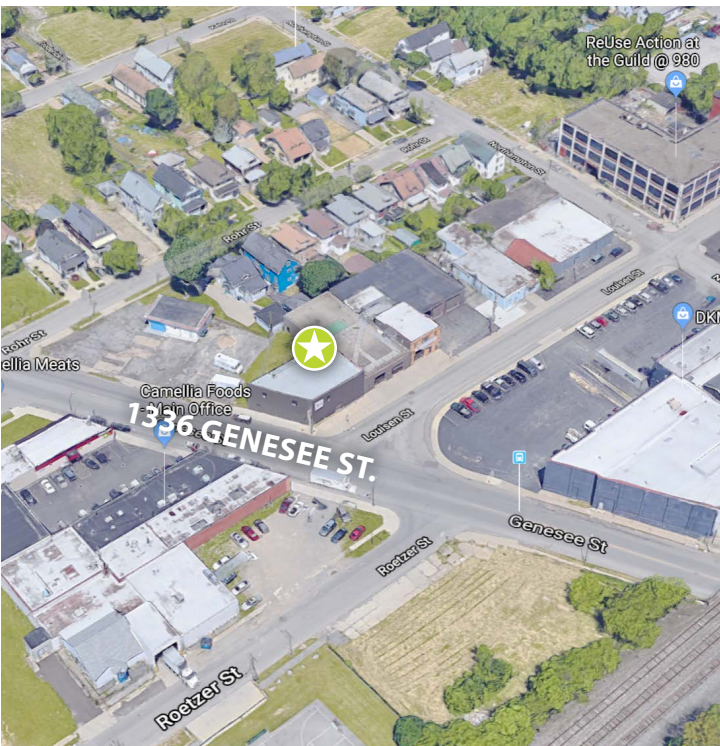
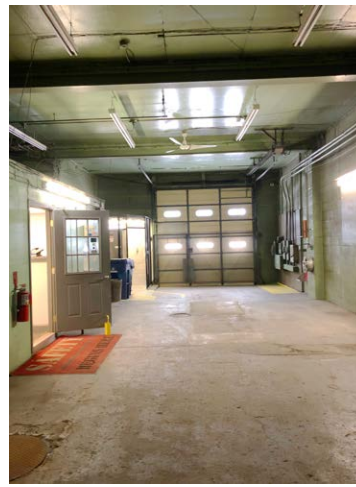
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