

FOR SALE OR LEASE

# 135 Linwood Avenue Buffalo, New York



## EXQUISITE BUILDING IN HISTORIC LINWOOD DISTRICT

This is the first nonresidential building constructed in what is now the Linwood Historical District. It's original owner was Dr EJ Meyer, the Buffalo doctor after whom Meyer Memorial Hospital, now the Erie County Medical Center, was named. It was used for its seven years as a Christian Science reading room & music studio. The property has also housed the practices of other well-known Buffalo physicians. It was constructed in 1911 and was designed by well known Western New York architect Duane Lyman who is also responsible for the Saturn Club, the Buffalo Country Club, Norton Union and Acheson Halls at the University of Buffalo, St. Paul's School in Kenmore, NY and St. Joseph's Church on Main Street.



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## PROPERTY OVERVIEW

<b>Lot Size</b>	0.32 +/- Acres
<b>Total SF</b>	5,153 +/- SF
<b>Leasable SF</b>	5,153 +/- SF
<b>Lease Rate</b>	\$11.00 / SF
<b>Year Built</b>	1911
<b>Stories</b>	1
<b>Parking</b>	On Site / Street

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	28,674	140,979	307,686
<b>Total Households</b>	15,467	62,543	133,457
<b>Ave. Annual Income</b>	\$36,719	\$30,606	\$36,954

