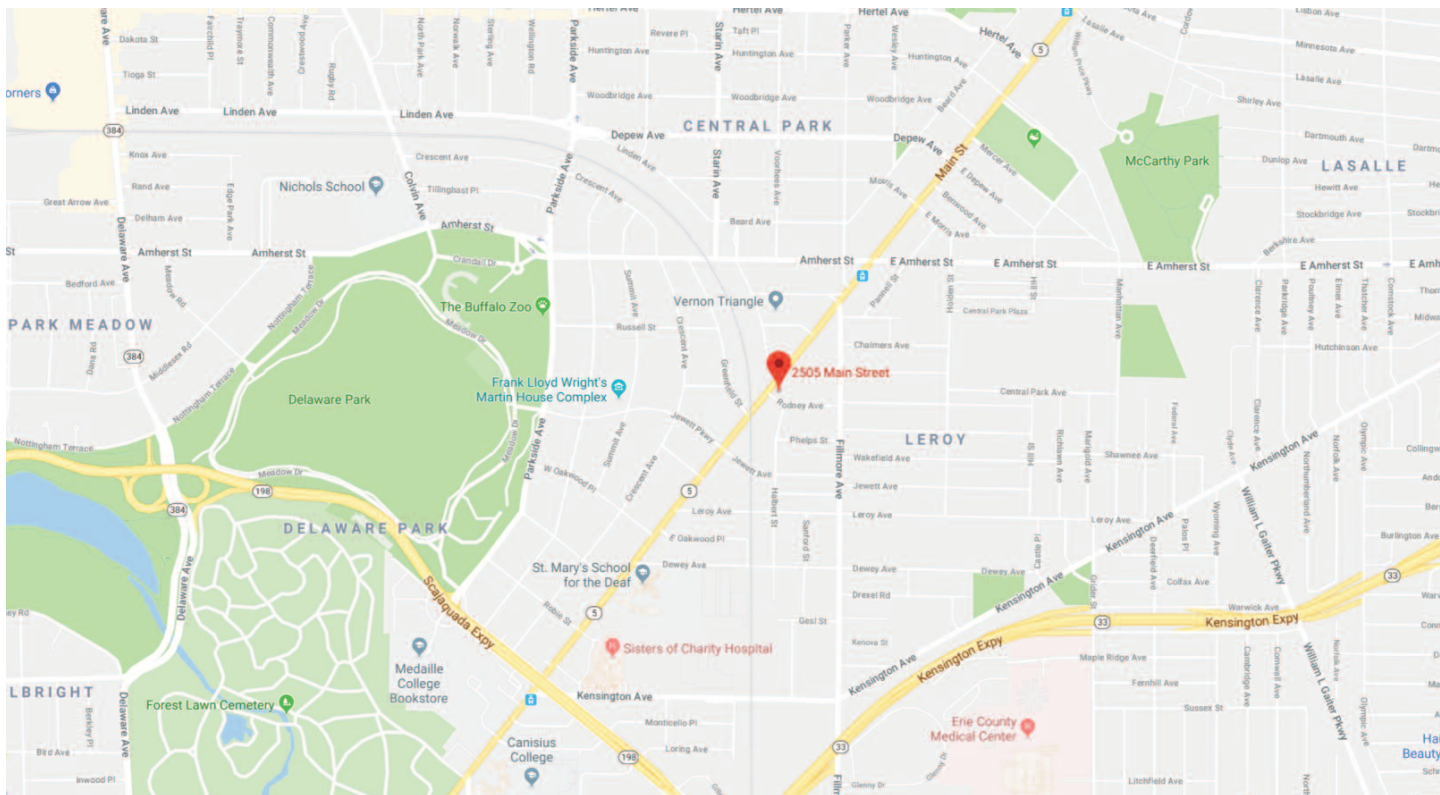


FOR SALE

2505 Main Street Buffalo, New York



PROPERTY DESCRIPTION

21,448 +/- SF on 0.47 of an acre in the North Buffalo section of the City of Buffalo. The property is a two story facility consisting of two buildings 2505 Main and 2514 Main. The original building was built in 1933 and the back warehouse building built in the 1950's. The building features a 2,500 sqft showroom, offices, a workshop and a large warehouse space. The property has 2 grade doors and 1 dock door. Clear heights of 16'+ are present in the warehouse space. The warehouse space has radiant heat and also has 3 phase power. There are drive-able ramps within the interior of the building making the workshop area, warehouse area and showroom area ideal for large machines or vehicles. With links to the Ford Motor Company, this piece of property could be eligible for historic tax credits.



COMMERCIAL

HUNT Commercial
Real Estate Corporation
403 Main St., Suite 400
Buffalo, New York 14203
HUNTCommercial.com

The information, statements, and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. All offerings subject to errors, prior sale, lease, or withdrawal without notice.



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Alicia Wittman
Licensed Real Estate Salesperson
(716) 880-1574
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2505 Main Street Buffalo, New York

PROPERTY OVERVIEW

Lot Size	0.47 +/- acres
Total SF	21,448 +/- SF
Year Built	1933 / 1950
Stories	2
No. of Buildings	2
Traffic Count	16,711 ADT
Parking	On site

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	18,626	206,267	375,125
Total Households	7,847	88,295	163,266
Ave. Annual Income	\$42,986	\$40,593	\$41,695

