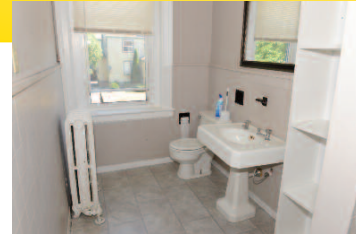


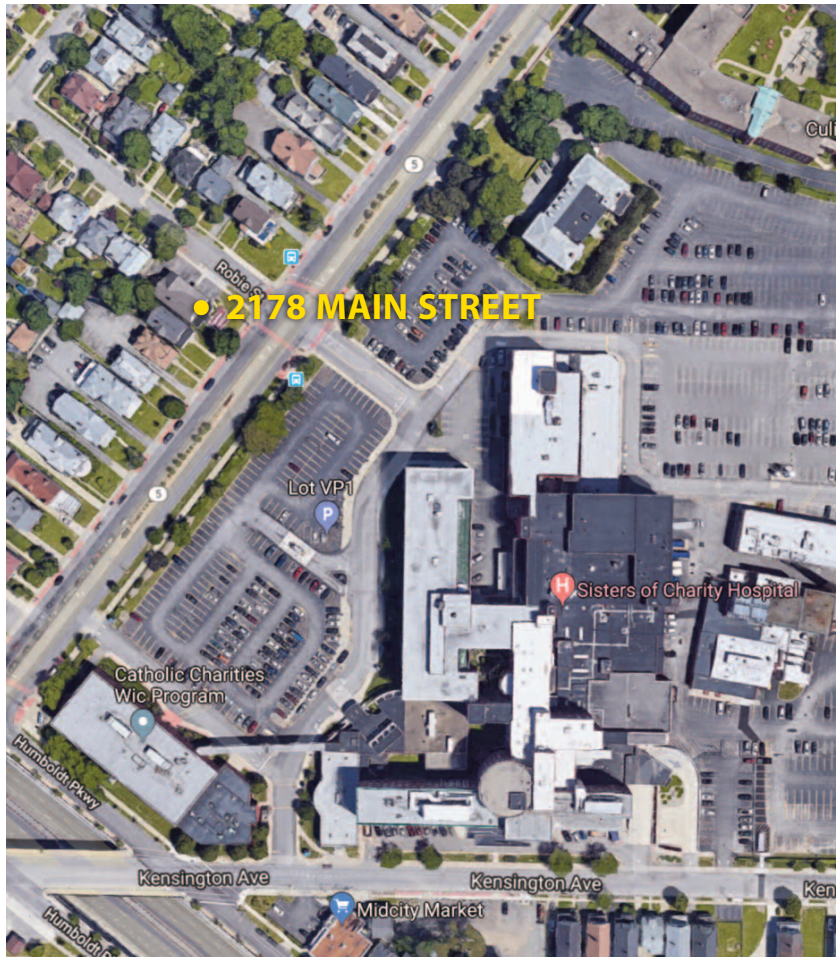
FOR SALE

2178 Main Street Buffalo, New York



PROPERTY DESCRIPTION

6,000 +/- SF mixed use building available for purchase. Former doctors office and three (3), 1-bedroom apartments. Located directly across from Sister's Hospital. On site parking for up to 11 cars, recent upgrades include roof (2010), windows (2016), exterior paint and handicap ramp.



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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2178 Main Street Buffalo, New York

PROPERTY OVERVIEW

Lot Size	0.14 +/- acres
Total SF	6,000 +/- SF
Year Built	1900
Traffic Count	17,723 ADT
Stories	2
Parking	11 Cars

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	16,960	213,798	359,609
Total Households	6,727	91,912	156,617
Ave. Annual Income	\$33,958	\$36,694	\$40,961

