

FOR SALE 141 Elmwood Avenue

Buffalo, New York

5,010 SF MIXED USE BUILDING FOR SALE

BUILDING FEATURES	
Building Size	5,010 <u>+</u> Sq. Ft.
Lot Size	0.15 <u>+</u> Acre
Parking	4 On Site Spaces
Zoning	N-2C

Property Highlights

- Office / retail / mixed-use opportunity for sale
- Located on Elmwood Avenue in Allentown
- · First floor office / retail available
- Building features one (1) overhead door, on-site parking for four (4) cars, large two (2) bedroom apartment with patio
- Two-story building with frontage on Elmwood Avenue
- Newer HVAC and roof in place

For more information, contact:

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- · Proximate to Allentown, the **Buffalo Niagara Medical** Campus, Central Business District, south of Elmwood Village
- · Potential owner-user or investor opportunity
- · Ideal for: investor, office, retail



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	32,160	122,330	292,764
Average Household Income	\$51,595	\$51,689	\$54,280

TRAFFIC COUNTS	
Elmwood Avenue	10,935 AADT
Allen Street	6,121 AADT

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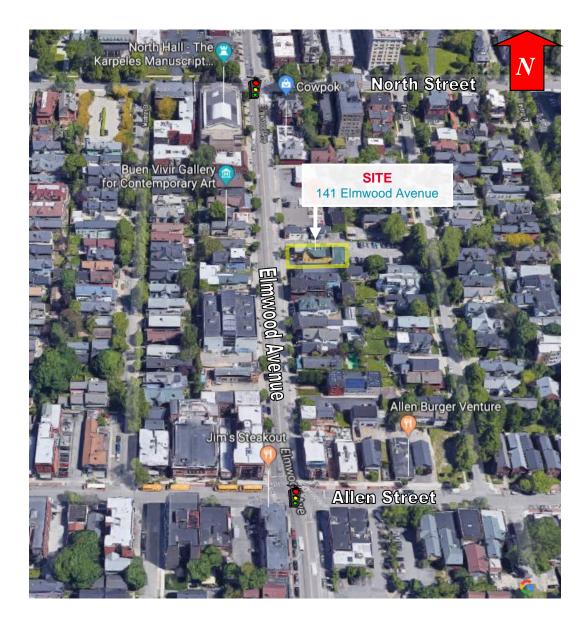
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ALLENTOWN OFFICE / RETAIL / MIXED-USE

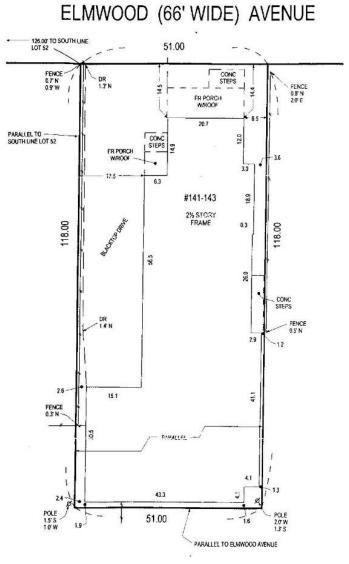


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Location Map

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Survey

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