

FOR SALE

141 Elmwood Avenue

Buffalo, New York

## 5,010 SF MIXED USE BUILDING FOR SALE

### BUILDING FEATURES

Building Size	5,010 ± Sq. Ft.
Lot Size	0.15 ± 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
- 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

For more information, contact:

**TYLER A. BALENTINE**  
Real Estate Salesperson  
716.852.7500 ext 116 - office  
[tbalentine@pyramidbrokerage.com](mailto:tbalentine@pyramidbrokerage.com)

14 Lafayette Square  
Suite 1900  
Buffalo, New York 14203  
phone: +1 716 852-7500

[pyramidbrokerage.com](http://pyramidbrokerage.com)

### ALLENTOWN OFFICE / RETAIL / MIXED-USE



### DEMOGRAPHICS

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

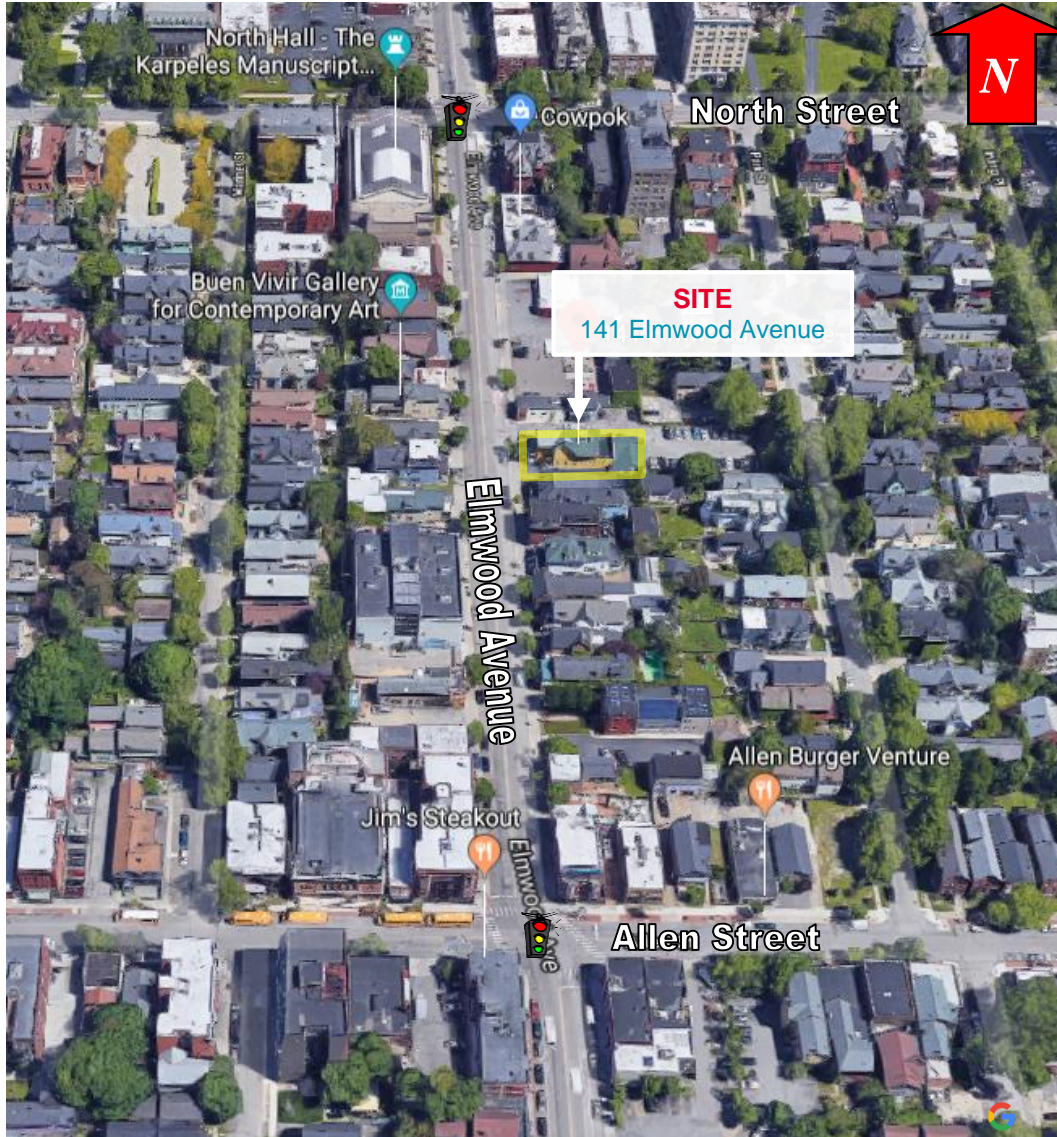
### TRAFFIC COUNTS

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

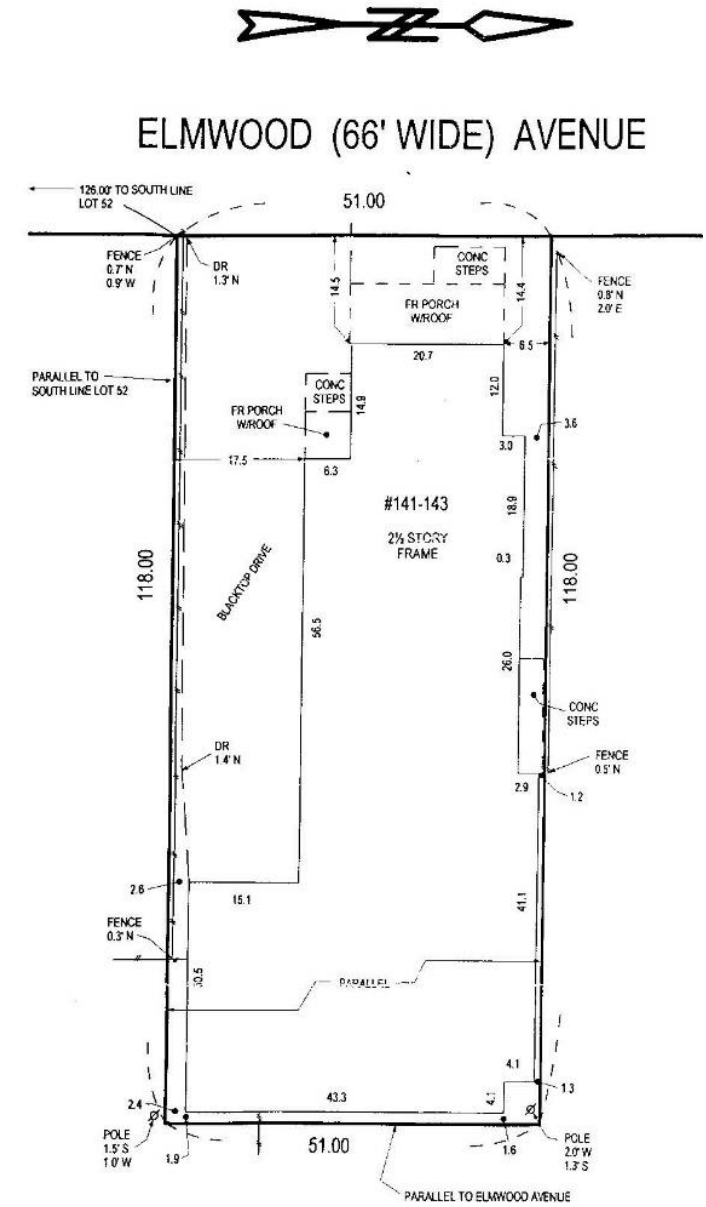
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Location Map



Survey