

**FOR SALE  
OR LEASE**

**Versatile Downtown Buffalo Single Story Warehouse / Manufacturing With Parking**  
**106 Michigan Avenue, Buffalo, New York 14204**



**Strategically located near The Central Business District and Canalside.** 8600 sf industrial and 1000 sf office. Suitable for light manufacturing, storage, offices or retail. Directly across from the Seneca Buffalo Creek Casino and within walking distance of Key Bank Center. 25 car fenced parking lot. 10 ft and 13 ft overhead doors 10 ft-14 ft ceilings. Located in Opportunity Zone. Easy access to I-90.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	10,390	86,188	239,974
Total Households	4,915	40,379	104,884
Ave. Annual Income	\$31,318	\$28,925	\$34,827

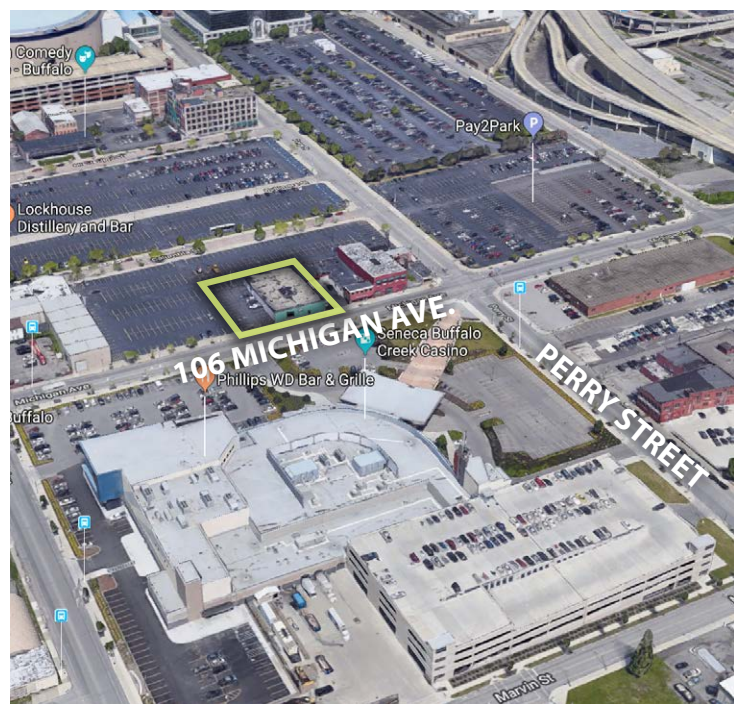
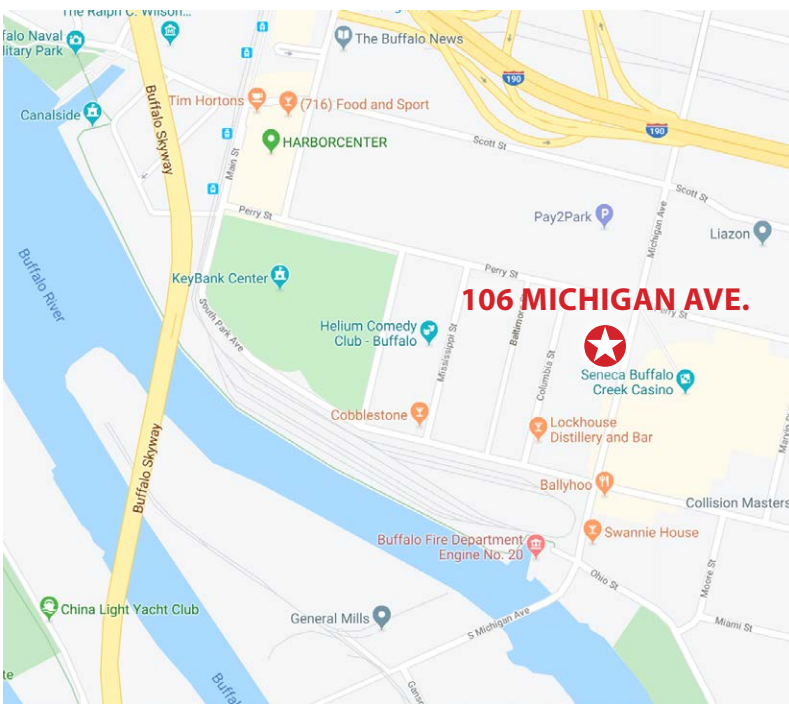
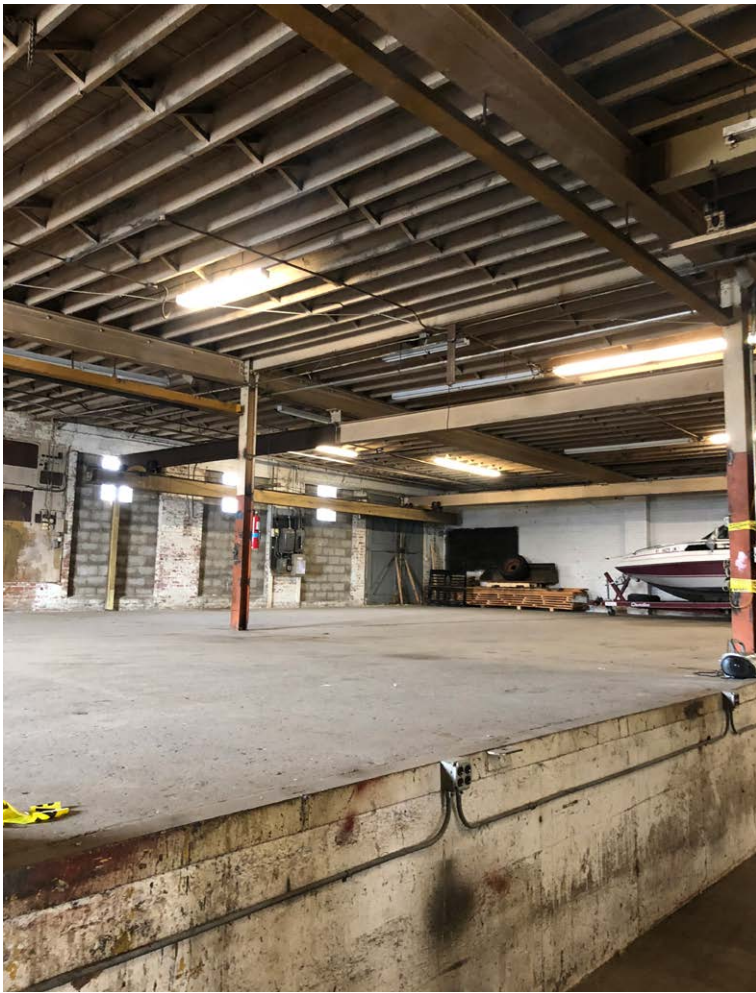
PROPERTY OVERVIEW	
Lot Size	0.36 +/- AC
Total SF	9,600 +/- SF
Year Built	1900
Stories	1
Parking	25 Spaces

**Alan T. Hastings**

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