



44 17th Street

Buffalo, NY

Redevelopment / For Sale

16,520 SF REDEVELOPMENT OPPORTUNITY

BUILDING FEATURES	
Total Building Size	16,520 ± Sq. Ft.
Lot Size	.31 ± Sq. Ft.
Parking	On-Site
Zoning	N-2R

Property Highlights

- Former photography studio and redevelopment opportunity available for sale
- Located in the up and coming West Side of Buffalo
- Proximate to the Elmwood Village
- On-site parking
- Building features: interior garage, photography studio, office space, loft-style apartment
- Ideal for: residential conversion, mixed-use development, retail, professional office



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	39,094	126,512	287,703
Average Household Income	\$56,250	\$52,799	\$54,882

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RICHARD RYALL LEDYARD / Real Estate Salesperson / rledyard@pyramidbrokerage.com / +1 716 852 7500 x113

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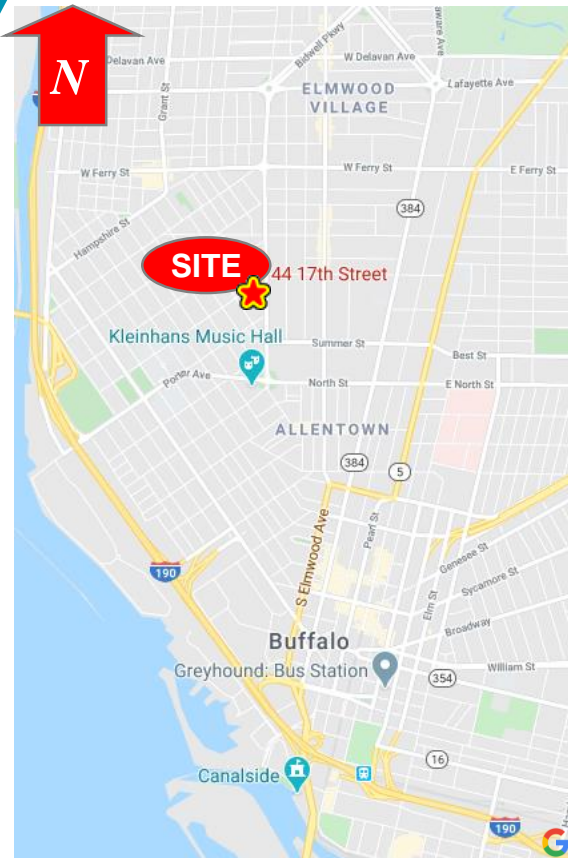
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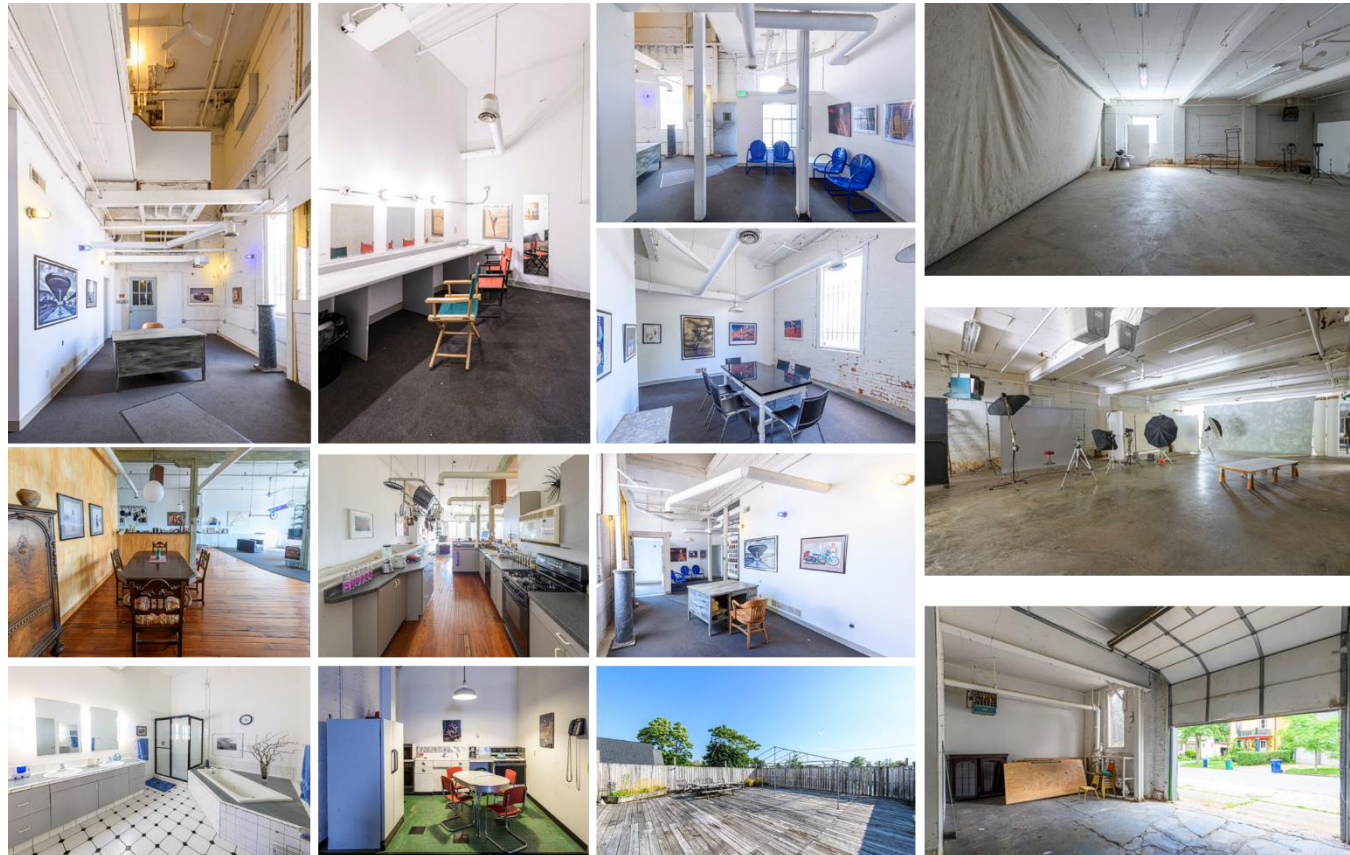
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Location Map



Property Photos

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