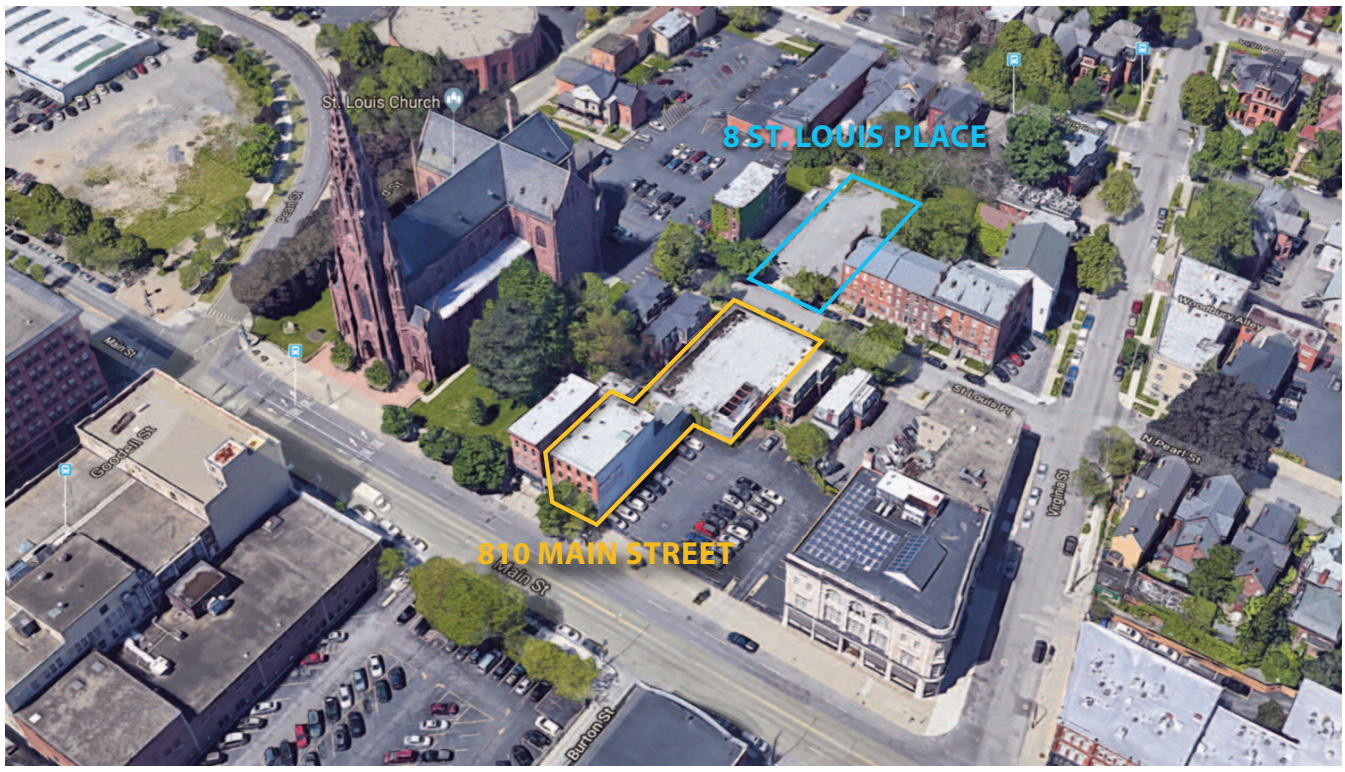


FOR SALE

810 Main Street Buffalo, New York



DOWNTOWN REDEVELOPMENT PARCELS FOR SALE

810 MAIN STREET – Consists of 10,100 +/- SF of brick office on four floors and attached 6,600 +/- SF warehouse suitable for indoor parking and/or the addition of upper floors. Expansion plans for this parcel have received conditional approval from the City of Buffalo. Sale also includes 8 St. Louis Place.

8 ST. LOUIS PLACE – A 0.23 acre lot with curb cut, also suitable for parking, additional office/apartments or development site. The properties are one block from the Kensington Expressway and the Buffalo Medical Campus. **PARCELS WILL NOT BE DIVIDED.**



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.



HUNT Commercial
Real Estate Corporation
403 Main St., Suite 400
Buffalo, New York 14203
HUNTCommercial.com

Christopher J. Malachowski
Licensed Real Estate Salesperson
(716) 880-1914
cmal@huntcommercial.com

810 Main Street Buffalo, New York

PROPERTY OVERVIEW

Lot Size	0.26 +/- acres
Total SF	16,700 +/- SF
Year Built	1950
Renovated	2000
Stories	4
Parking	On site / Street

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	26,274	117,586	291,083
Total Households	13,550	52,486	126,507
Ave. Annual Income	\$29,348	\$28,095	\$34,141



FRONT DOOR



6,600 +/- SF WAREHOUSE



COURTYARD



8 ST. LOUIS PLACE

STREET VIEW



FOURTH FLOOR VIEW



8 ST. LOUIS PLACE