

## APPROXIMATELY 5,000 SF RETAIL / OFFICE / MEDICAL SPACE

## FOR LEASE IN DOWNTOWN BUFFALO

### BUILDING FEATURES

Availability	5,000 ± Sq.Ft.
Parking	Ample On-Site
Zoning	M1

### Property Highlights

- Excellent opportunity to be part of the revitalization of Downtown Buffalo
- Situated on Broadway, between Elm Street and Michigan Avenue, next to Historic District undergoing rehabilitation
- Exceptional visibility and accessibility
- New York State and FDA approved for food processing
- New concrete floors throughout
- Recently renovated interior
- Within walking distance to the Central Business District
- Minutes to: NYS Thruway, I-190, Buffalo-Niagara International Airport, Peace Bridge to Canada
- Ideal for any retail or office use

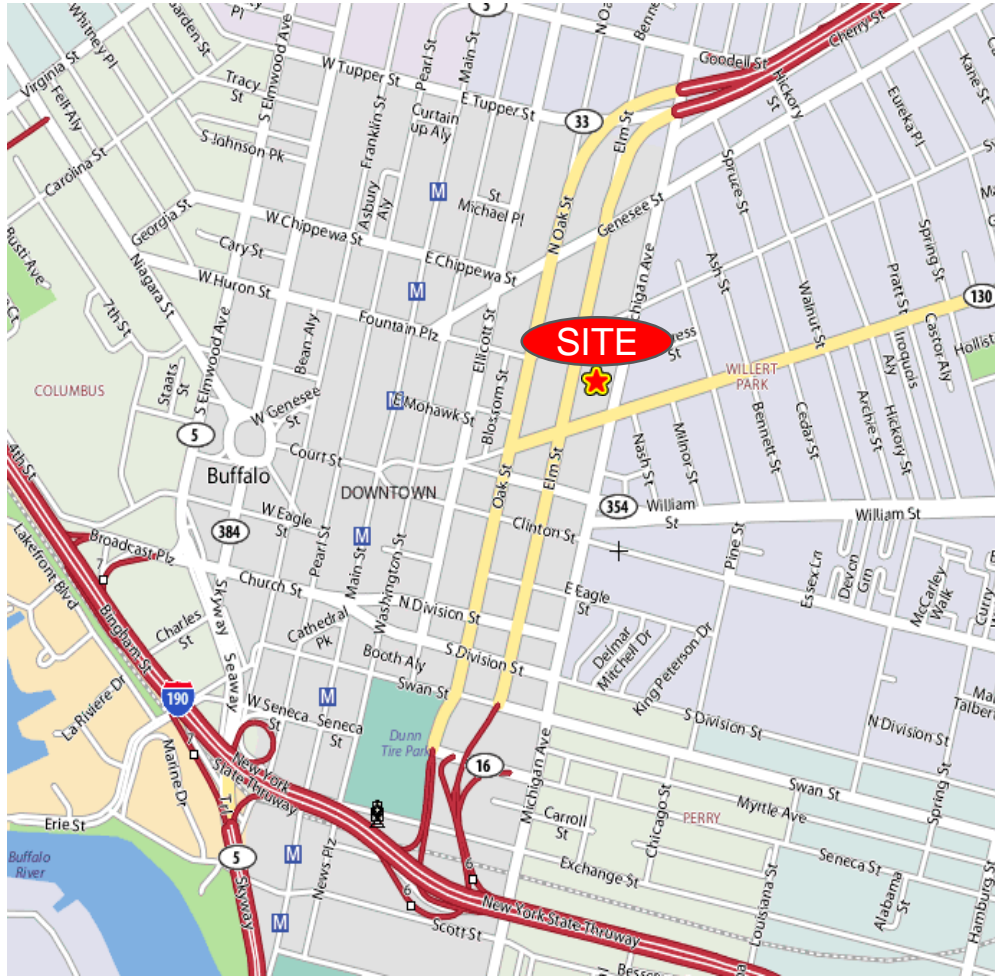


For more information, contact:

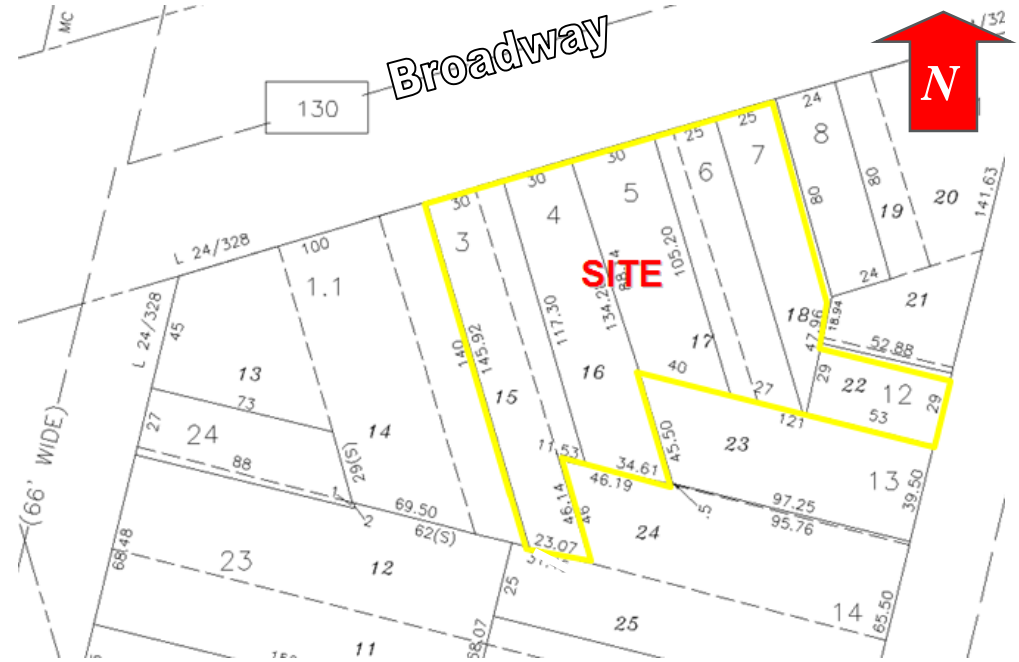
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Location Map



Tax Map / Aerial