

## ALLENTOWN REDEVELOPMENT / INVESTMENT OPPORTUNITY

### 5-UNIT INVESTMENT OPPORTUNITY

#### BUILDING FEATURES

Building Size	4,704 $\pm$ Sq. Ft.
Floors	Two (2)
Lot Size	.06 $\pm$ Acres
Zoning	N-1C
Apartment Units	Four (4)

#### Property Highlights

- A Well Known and Successful Bar / Music Venue with Four (4) Income Producing Apartments on the Second Floor
- Highly Visible Location in the Heart of the Allentown Historical Preservation District
- Short Walk to Delaware Avenue and Main Street (Bus & Metro Rail Lines)
- Proximate to Many Area Amenities Including Restaurants, Bars, Banks, Retail, Theatre, Hotels & Offices
- Minutes to the Central Business District of Downtown Buffalo
- Easy Access to NYS Thruway I-190 & Route 33 Expressway
- Ideal For: User-Investor, Redevelopment



DEMOGRAPHICS	1 MILE	2 MILE	3 MILE
Population	24,132	73,352	112,348
Daytime Population	47,134	66,551	81,506
Avg Household Income	\$59,914	\$54,410	\$53,421

For more information, contact:

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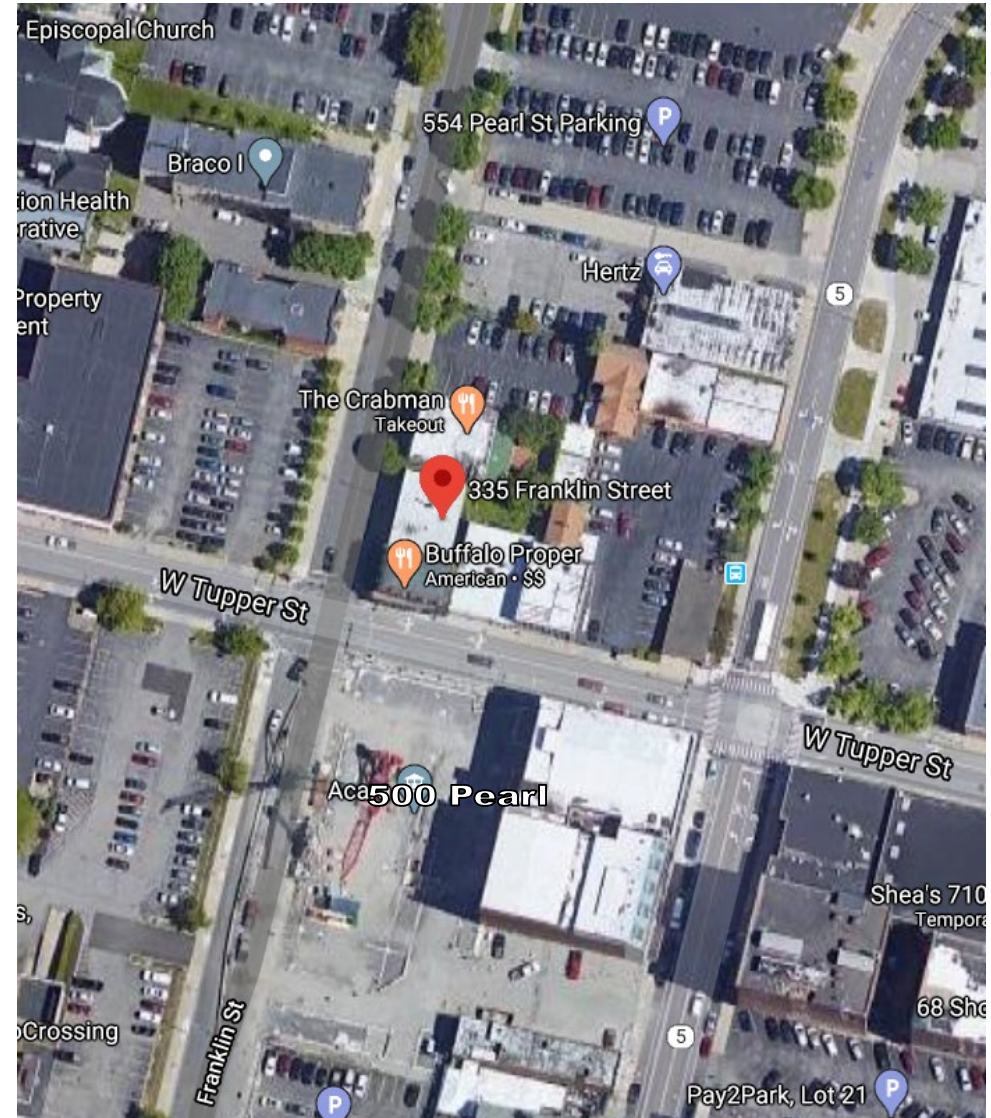
# RETAIL FOR SALE

## 335 Franklin Street

Buffalo, New York



Location Map



Aerial