

**38,676 SF APARTMENT BUILDING FOR SALE**

BUILDING FEATURES	
Total Size	38,676 ± Sq. Ft.
Lot Size	0.86 ± Acres
Number of Units	54 Units
Parking	On Site
Zoning	N-3R

**Property Highlights**

- Morris Manor Apartment building available for sale
- Five buildings total available on site with addresses at: 27, 31, and 35 E. Morris Avenue 284 & 288 Holden Street 37 Pannell Street
- On-site parking, covered and lot
- On-site laundry
- Upgraded electrical service
- Recent boiler and roof replacements
- Fifty (50) 1-bedroom units and four (4) 2-bedroom units
- Proximate to UB South Campus, Canisius, Sister's Hospital, and Delaware Park
- Proximate to Metro Rail and NFTA Metro Bus lines
- Ideal for: apartment investors

For more information, contact:

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**MORRIS MANOR APARTMENTS FOR SALE**



**TRAFFIC COUNTS**

Main Street	20,311 AADT
E. Amherst Street	4,410 AADT
Benwood Avenue	560 AADT

**DEMOGRAPHICS**

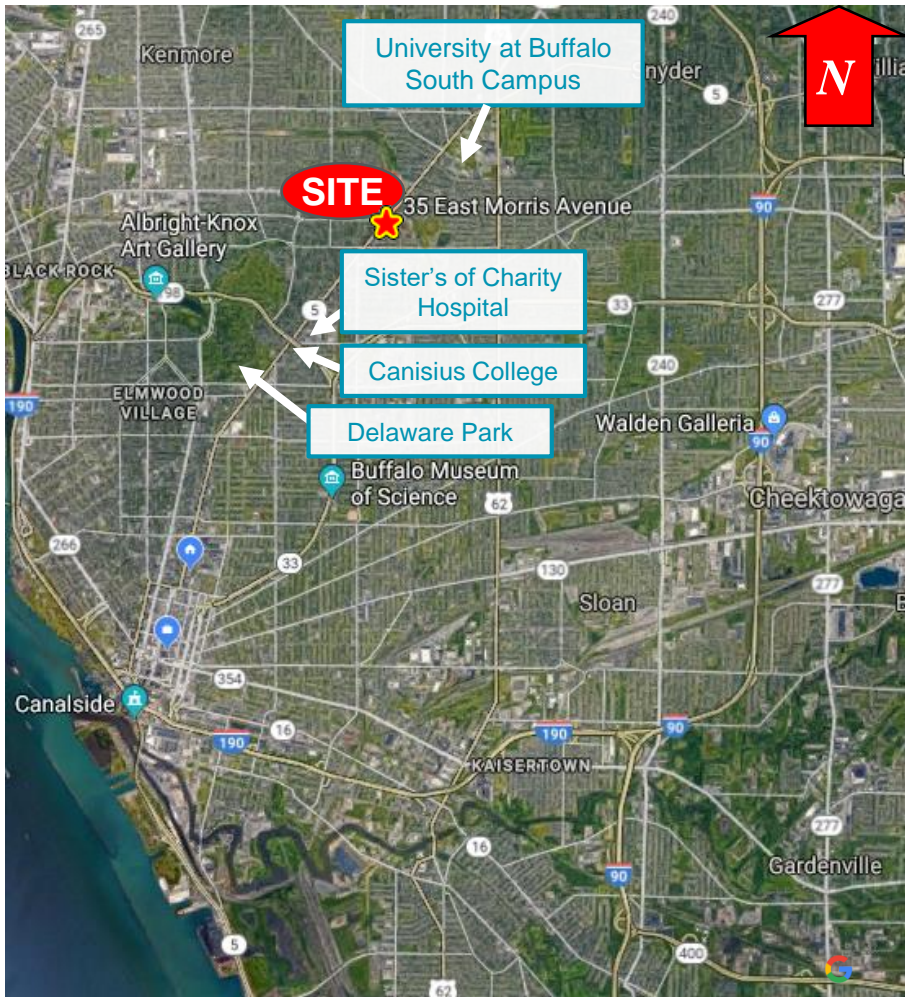
	1 MILE	3 MILES	5 MILES
Population	25,919	201,626	388,889
Average Household Income	\$64,347	\$64,595	\$61,110



FOR SALE

35 East Morris Avenue

Buffalo, New York



Location Map

Aerial



FOR SALE

35 East Morris Avenue

Buffalo, New York



## Interior / Apartment Photos