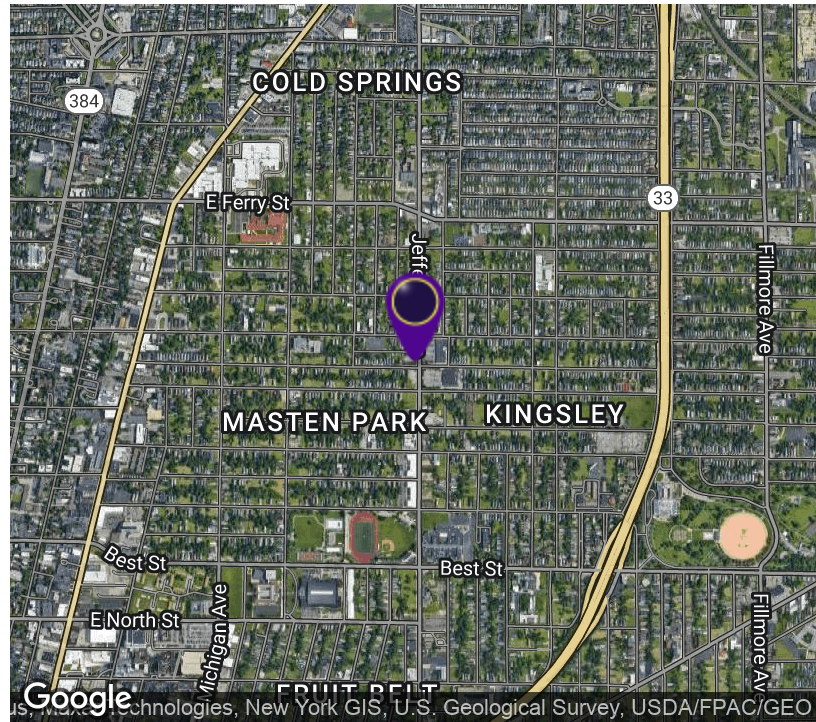


5,000+/- SF Renovated Building

1288 Jefferson Ave., Buffalo, NY 14208



OFFERING SUMMARY

Sale Price:	\$320,000
Available SF:	5,000 SF
Lot Size:	0.12 Acres
Building Size:	5,000 SF
Zoning:	Commercial
Price / SF:	\$64.00

PROPERTY OVERVIEW

Excellent opportunity to find a renovated building as an empty shell with the capability to make it your own! Located on the corner of Jefferson and Laurel this building has excellent exposure and is surrounded by multiple other businesses and shops. The building is 5,000 SF and can be divided into two separate spaces, a 3,000 SF & 2,000 SF section. Owner recently updated the bathrooms, electrical, drywall, etc.. converting it into an empty shell for new owners to make their own. 2022 New Tear Off Roof. The property is being sold in its "AS-IS, WHERE-IS, IN-ALL-FAULTS" condition. Owner is also considering any and all Lease opportunities.

LOCATION OVERVIEW

Located between E. Utica street and Laurel street on Jefferson avenue. Businesses near by include Cold Springs Market & Deli, M&T Bank, Amy's Nails, Family Dollar, KeyMe Locksmiths, Tops Friendly Market.

PROPERTY HIGHLIGHTS

- For Sale or Lease
- Corner Location
- Excellent Opportunity
- Renovated Building 5,000+/-SF
- Can Subdivide
- Considering any and all Lease Opportunities
- 2022 New Tear Off Roof.



RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

ADDITIONAL PHOTOS

5,000+/- SF Renovated Building

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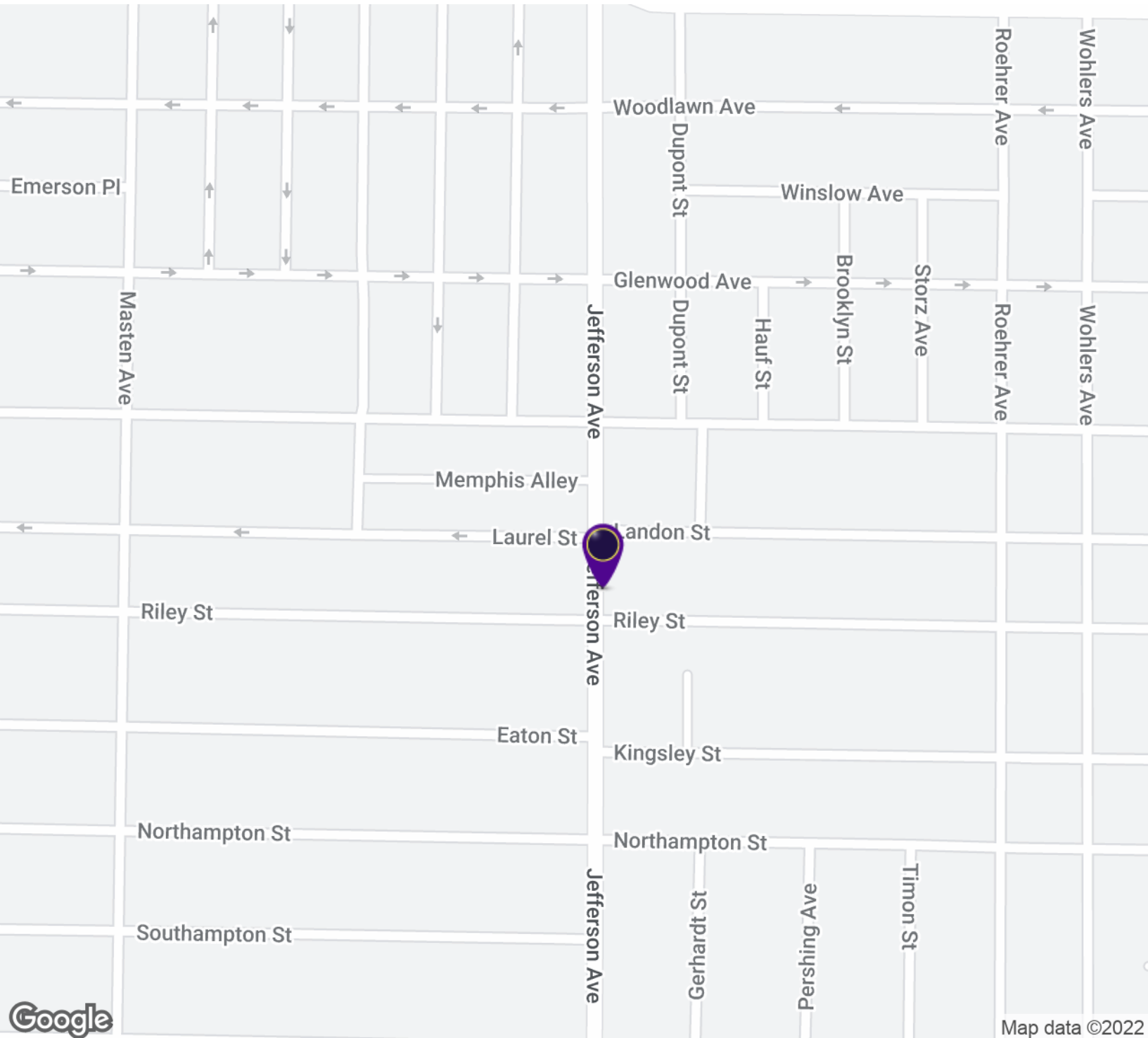


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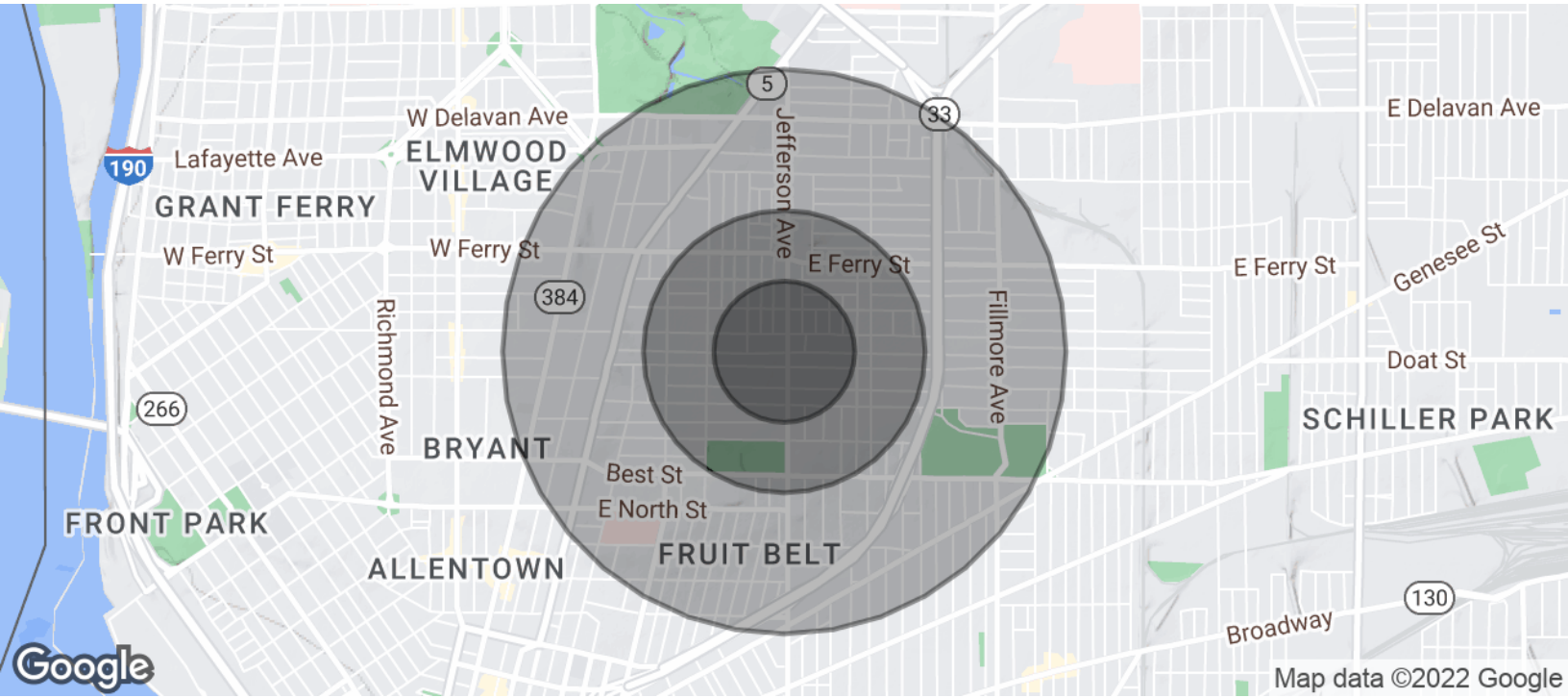


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	915	5,356	22,768
Average Age	35.1	38.5	38.7
Average Age (Male)	29.5	30.1	34.1
Average Age (Female)	42.3	45.5	42.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	686	3,370	12,992
# of Persons per HH	1.3	1.6	1.8
Average HH Income	\$22,784	\$27,286	\$40,270
Average House Value	\$32,821	\$53,111	\$130,574

* Demographic data derived from 2020 ACS - US Census



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