



Holly Farms Convenience Store  
**424 Pearl Street**  
 Buffalo, NY

Retail / Mixed-Use Opportunity / For Sale

**6,300 ± SF DOWNTOWN BUFFALO RETAIL OPPORTUNITY**

BUILDING FEATURES	
Total Building Size	6,300 ± Sq. Ft.
Lot Size	.08 ± Acres
Zoning	N-1C

**Property Highlights**

- Holly Farms convenience store available for sale
- Space includes 1<sup>st</sup> floor retail (convenience store) and two (2) apartments on 2<sup>nd</sup> floor
- Built in 1930
- Lot measures 30' x 110'
- On-street parking
- Located in downtown Buffalo's Central Business District with easy access to the Entertainment District, Restaurant Row, Theatre District, Canalside, Cobblestone District, the Buffalo Niagara Medical Campus, and more
- Ideal for: investor, developer, convenience store operator, retail



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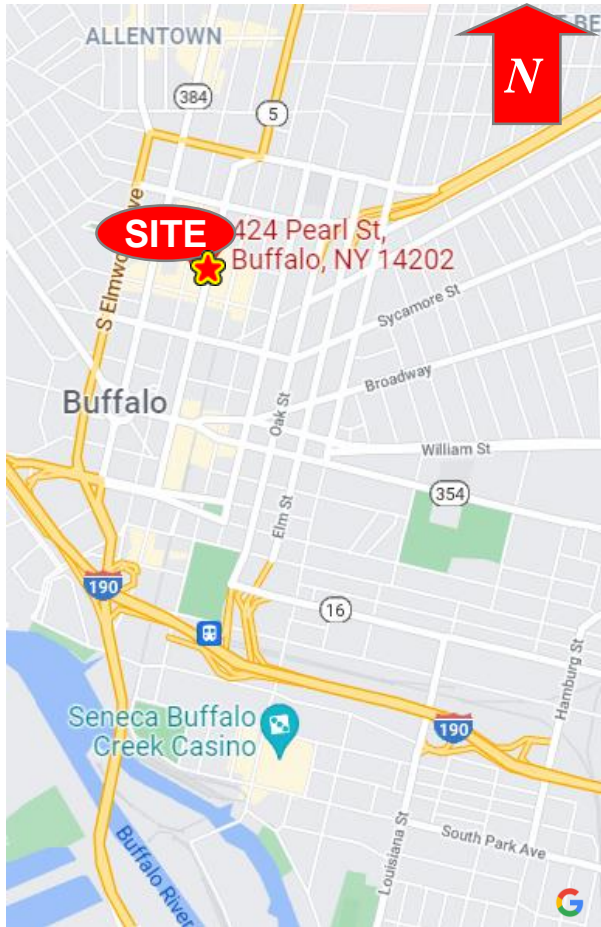
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Location Map



Aerial

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