

FOR SALE / LEASE

# 752 East Delavan Avenue

Buffalo, New York 14215



## 11,270 ± SF Building Now Available In City Of Buffalo

### Building Features

Total Building Size 11,270 ± sq. ft.

Space Available 6,506 ± sq. ft.  
Space Occupied 4,102 ± sq. ft.

Parking Surface Lot- 40± cars

Lot Size .82 Acres

### Property Highlights

- Centrally located retail building available for sale / lease in the City of Buffalo
- 6,506 ± sq. ft. of the building available for lease
- KeyBank occupies 4,102 ± sq. ft. of the building with a long-term lease in place
- Proximate to downtown Buffalo and Kensington Expressway
- 0.25 miles from Erie County Medical Center
- Many nearby amenities including gas stations and fast-food restaurants
- Ideal for: owner/user seeking in-place cash flow, discount stores, medical office users

Building For Sale / Lease in Buffalo, NY



Demographics	1 Mile	3 Miles	5 Miles
Population	22,325	199,713	408,409
Average H.H. Income	\$45,220	\$63,142	\$66,327

### Contact

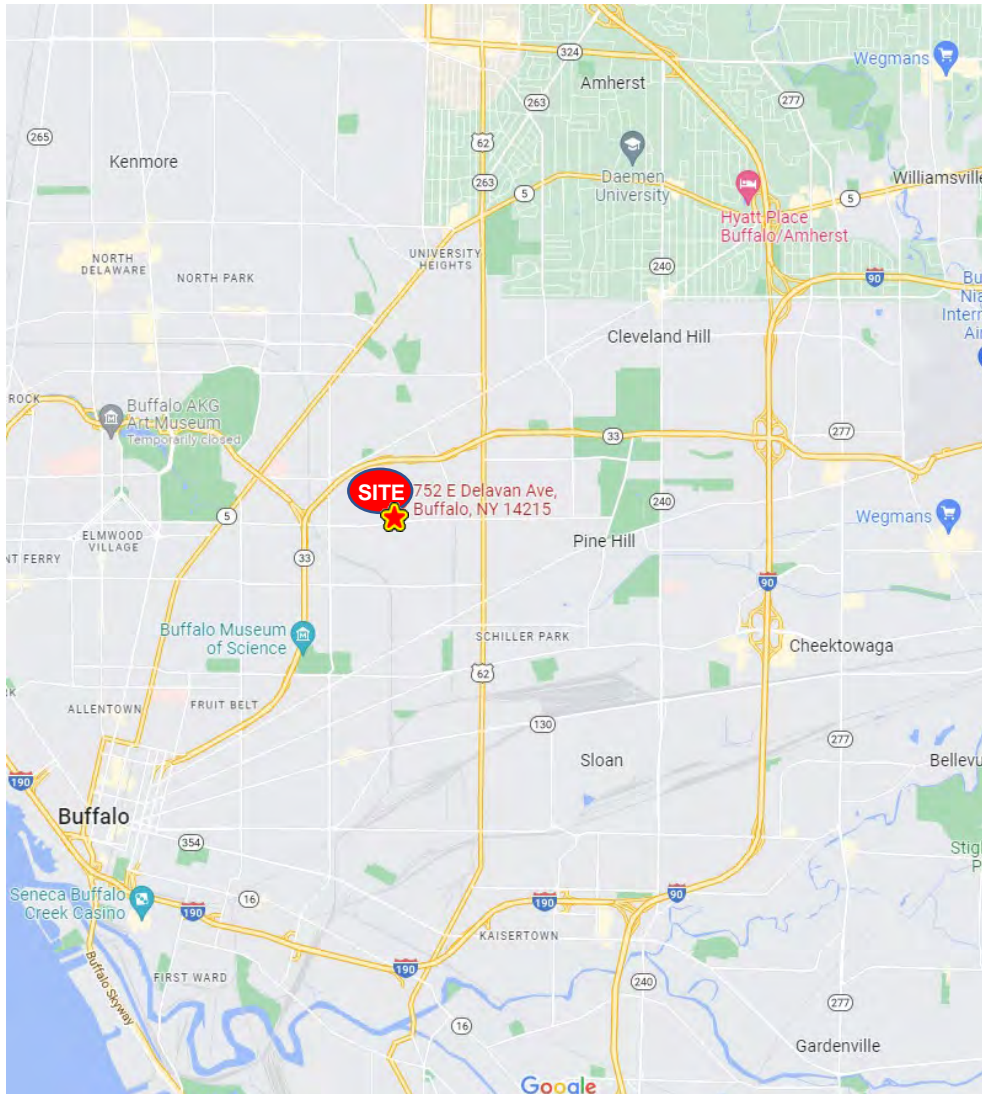
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**752 East Delavan Avenue | Buffalo, NY**



Location Map



Tax Map

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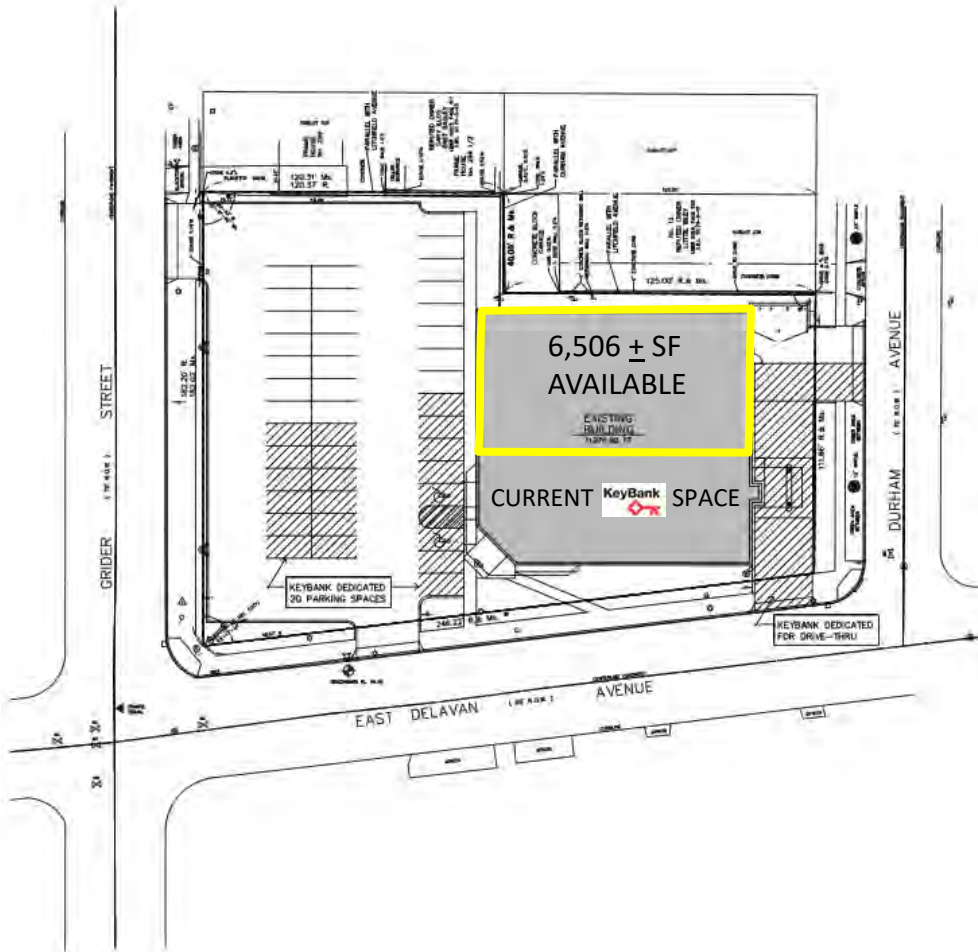
752 East Delavan Avenue | Buffalo, NY



Site Aerial

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752 East Delavan Avenue | Buffalo, NY



SITE PLAN

FORMER RITE - AID PHARMACY BUILDING  
756 EAST DELAVAN AVENUE  
BUFFALO, NY 14211

RITE - AID  
EAST DELAVAN AVENUE  
BUFFALO, NY 14211