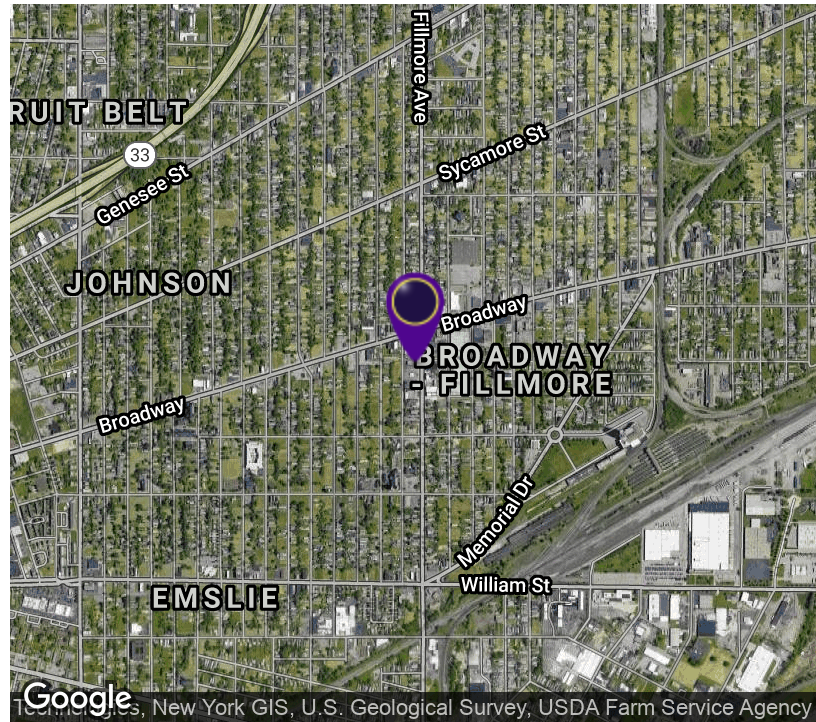


684 Fillmore Avenue

Buffalo, NY 14212



OFFERING SUMMARY

Sale Price:	Call For More Details
Year Built:	1935
Building Size:	8,786 SF
Zoning:	Commercial
Submarket:	Greater Buffalo
Price / SF:	-

PROPERTY OVERVIEW

12' ceilings, 2 stories, and ample parking. New blacktop in 2010. Good condition with plenty of glass all across the front. Currently used as a carpet office warehouse and storage. Price reduced due to health reasons. Motivated seller.

LOCATION OVERVIEW

Located in Buffalo, NY at the corner of Fillmore Avenue and Broadway Street. Very accessible from all directions and Thruways.

PROPERTY HIGHLIGHTS

- Great Visibility
- Priced to Sell
- Open to Any Reasonable Offers
- Plenty of Parking
- Highly Visible
- Excellent Location and Minutes from Downtown Buffalo.

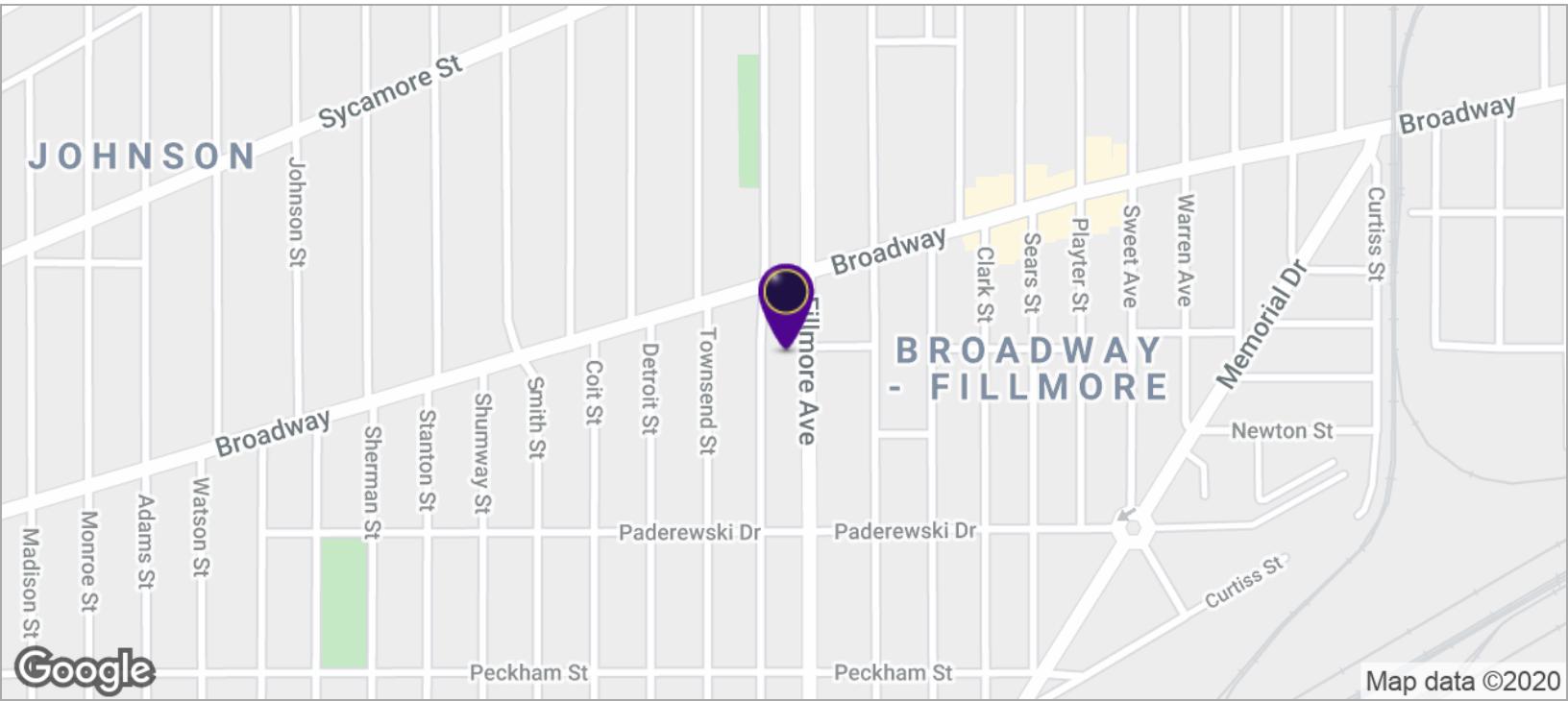


RICK RECCKIO
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684 Fillmore Avenue

Buffalo, NY 14212

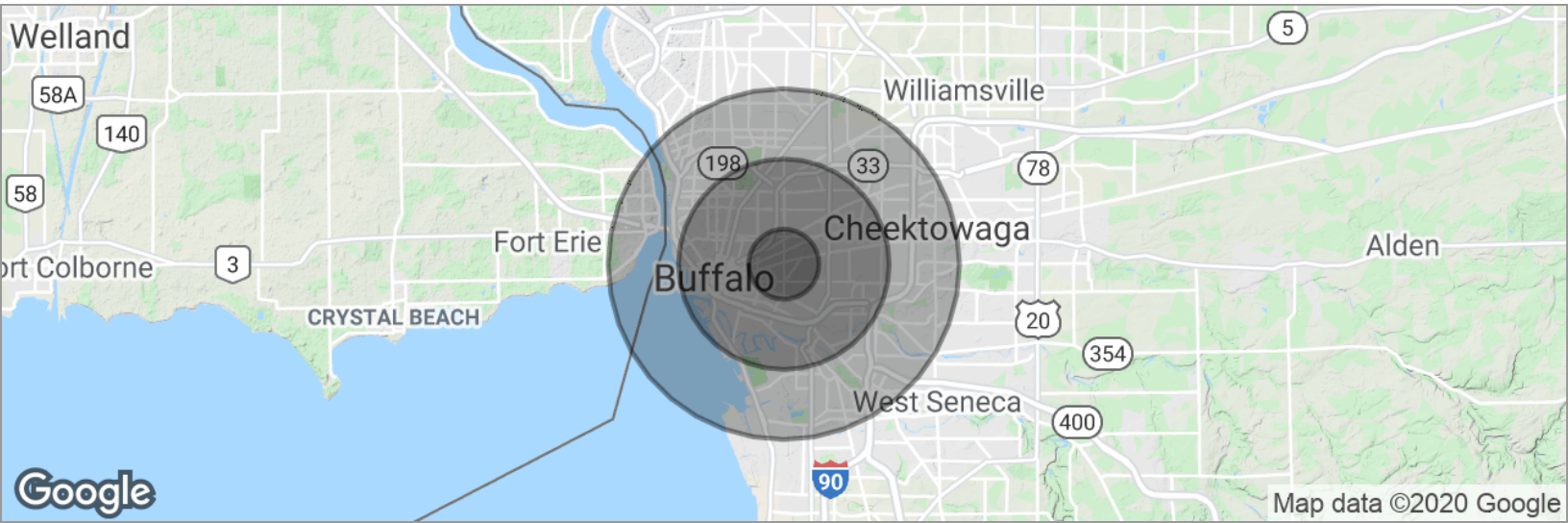


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	15,345	148,866	396,863
Median age	34.8	36.5	35.3
Median age (Male)	33.1	33.9	33.1
Median age (Female)	37.3	39.3	37.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,570	66,101	169,343
# of persons per HH	2.3	2.3	2.3
Average HH income	\$28,714	\$38,195	\$45,340
Average house value	\$61,142	\$113,409	\$122,472
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	2.0%	5.2%	7.8%
RACE (%)	1 MILE	3 MILES	5 MILES
White	21.8%	40.1%	55.6%
Black	67.9%	53.5%	35.7%
Asian	5.2%	1.4%	2.5%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.5%	0.5%	0.6%
Other	1.1%	2.2%	3.2%

* Demographic data derived from 2010 US Census



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