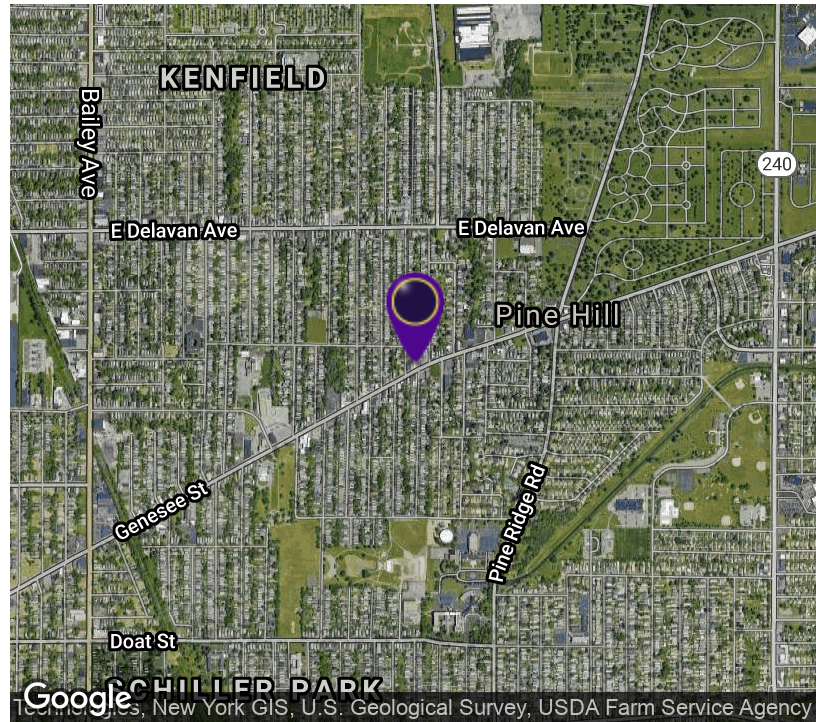


# 2272 Genesee Street

Buffalo, NY 14211



## OFFERING SUMMARY

Sale Price:	\$299,900
Lot Size:	0.27 Acres
Building Size:	4,900 SF
Price / SF:	\$61.20

## PROPERTY OVERVIEW

Large free-standing building on Genesee Street for sale. Located between Bailey Avenue, Walden Avenue, and Harlem Road this property is easily accessible to many businesses, restaurants, and shopping. 5,000+/- building with 3 overhead doors and working elevator to the full basement allows for easy storage. Updated furnaces and electrical. Private offices in front of building. Ideal for any retail or warehouse space. Property connects from Genesee to Lang Avenue. The current owner built additional storage but could easily be converted back for extra parking.

## LOCATION OVERVIEW

Located on Genesee Street between East End Avenue & Erb Street. Easily accessible to Bailey Avenue, Walden Avenue, and Harlem Road. Minutes from New York State Thruway I-90 & Kensington Expressway 33.

## PROPERTY HIGHLIGHTS

- Excellent Location
- Highly Visible
- 3 Overhead Doors
- Fully Functional Elevator
- Off-Street Parking



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ADDITIONAL PHOTOS

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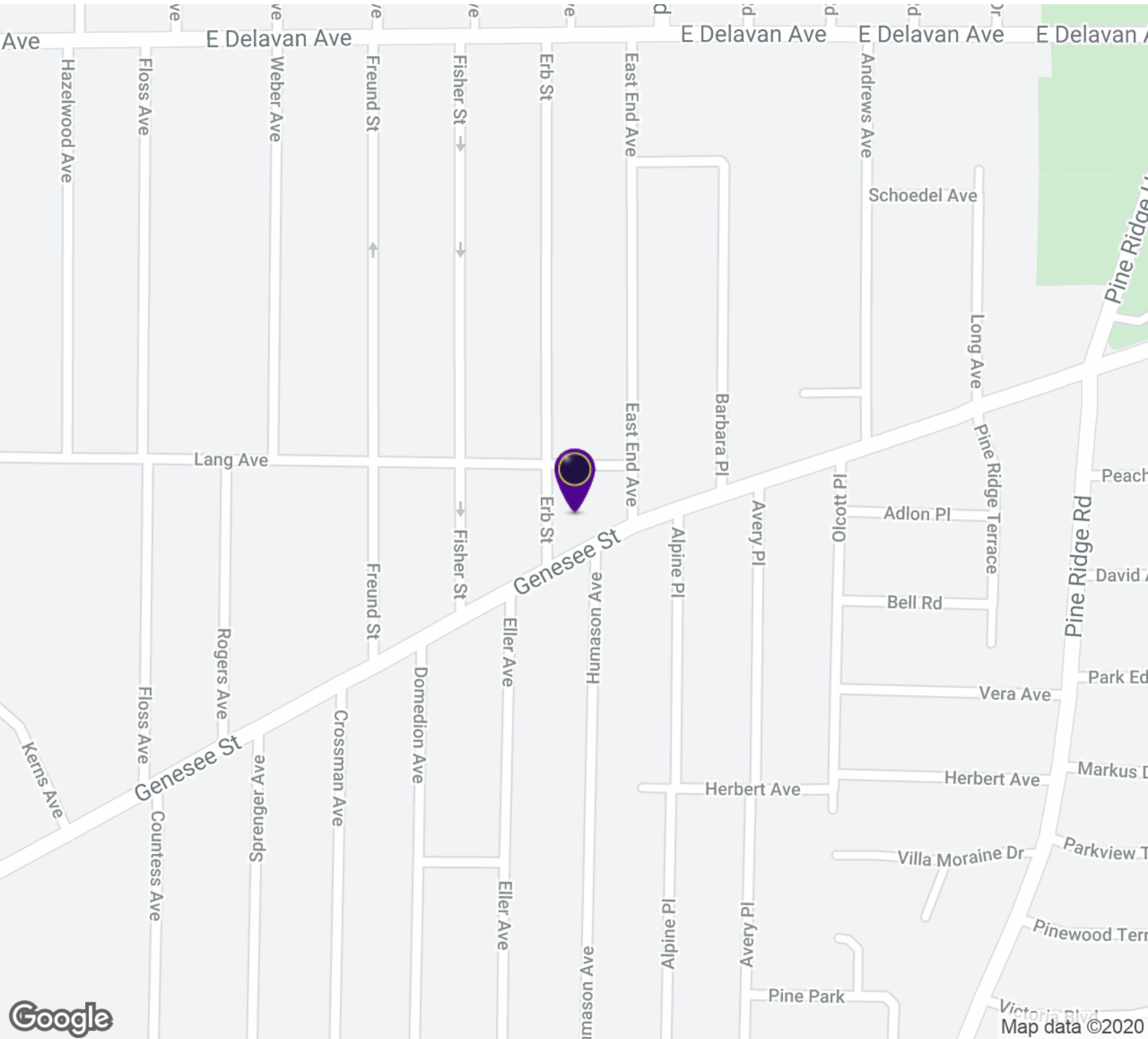
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NY & PA Licensed Broker

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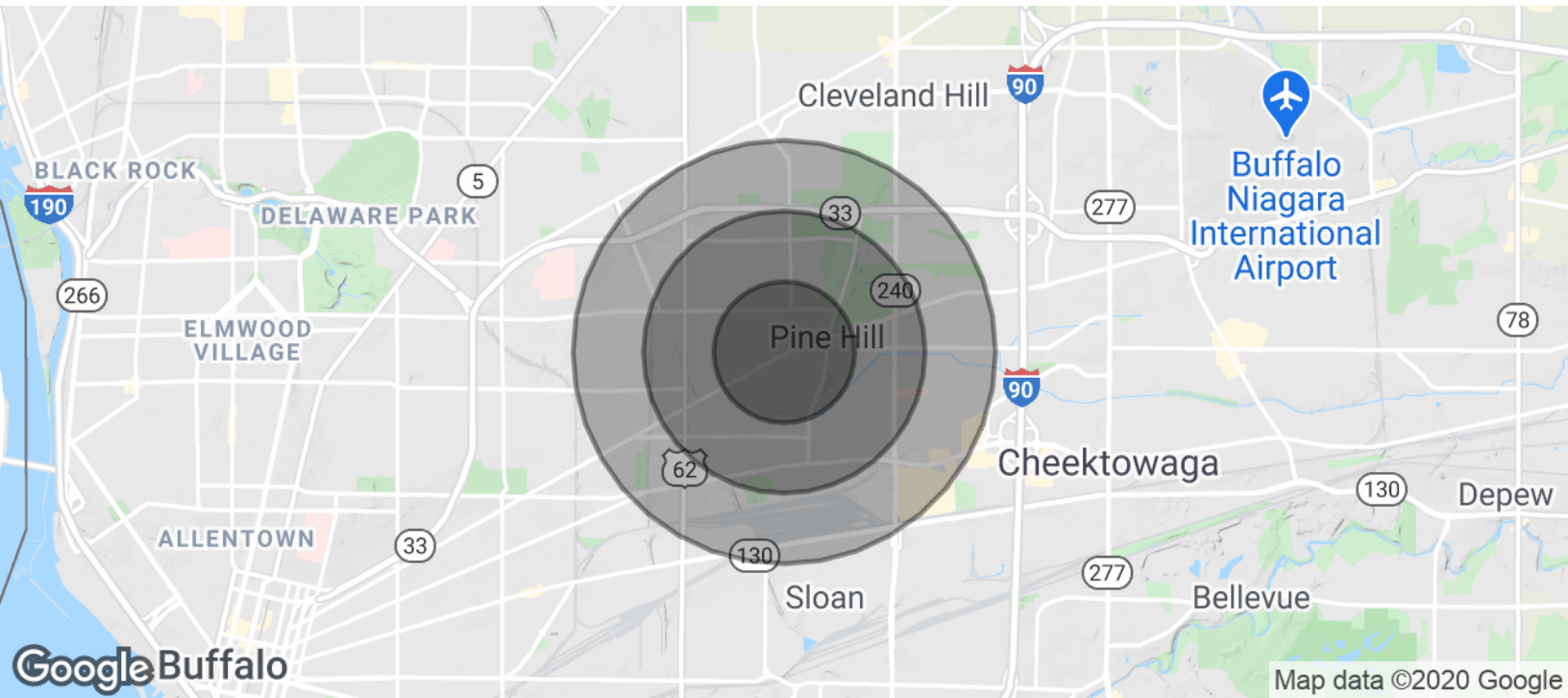


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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	7,262	25,334	47,710
Median age	29.6	30.7	31.9
Median age (Male)	22.3	25.9	27.6
Median age (Female)	33.2	34.1	35.2
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	2,654	9,832	19,086
# of persons per HH	2.7	2.6	2.5
Average HH income	\$40,659	\$39,436	\$39,483
Average house value	\$65,363	\$77,155	\$77,676

\* Demographic data derived from 2010 US Census



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