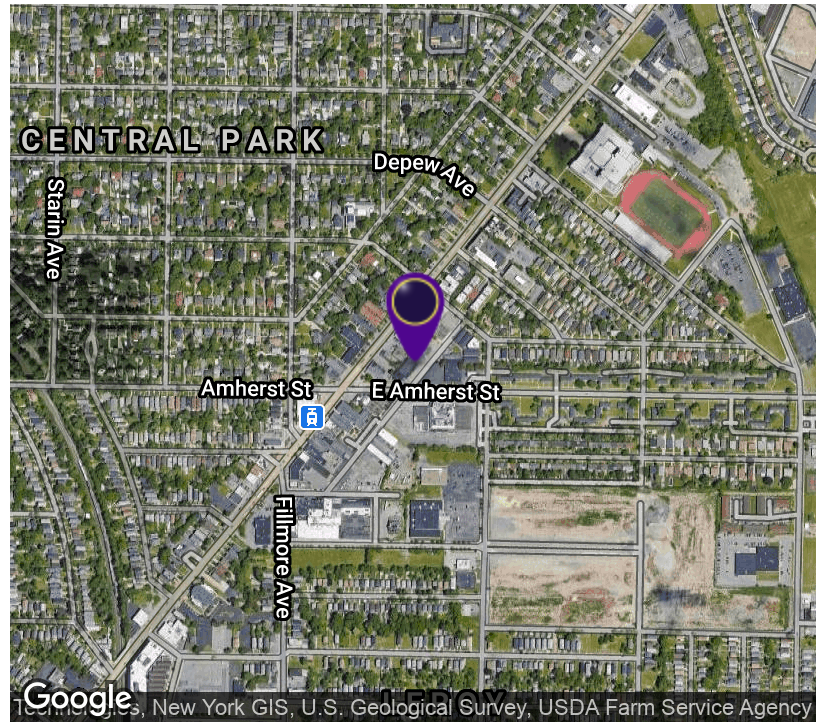


Former Roller Rink Skating Center

30 East Amherst Street, Buffalo, NY 14214



OFFERING SUMMARY

Sale Price:	\$595,000
Available SF:	20,283 SF
Lot Size:	0.85 Acres
Building Size:	20,283 SF
Price / SF:	\$29.33

PROPERTY OVERVIEW

Former Roller Rink Available for Lease or Purchase. Hardwood floors are still in place. Two double exit doors in rear. Security system. Ceiling height is 12 to 18 feet. Plenty of Parking. Situated on 0.85 Acres with lot size of 105' x 382'. Building and business formerly known as Arcadia Skating Center - Sold 'As-is. Asking price of \$595,000. Taxes are approximately \$8,000+/- per year.

LOCATION OVERVIEW

Located just off Main Street, 6 blocks from the Buffalo Zoo and Delaware Park. In close proximity to the SUNY at Buffalo Campus.

PROPERTY HIGHLIGHTS

- Excellent Visibility
- Great Location
- Large Parking Lot
- Hardwood Floors in Place
- Corner Location Just Off Main St.
- Could be Used for Many Retail Uses

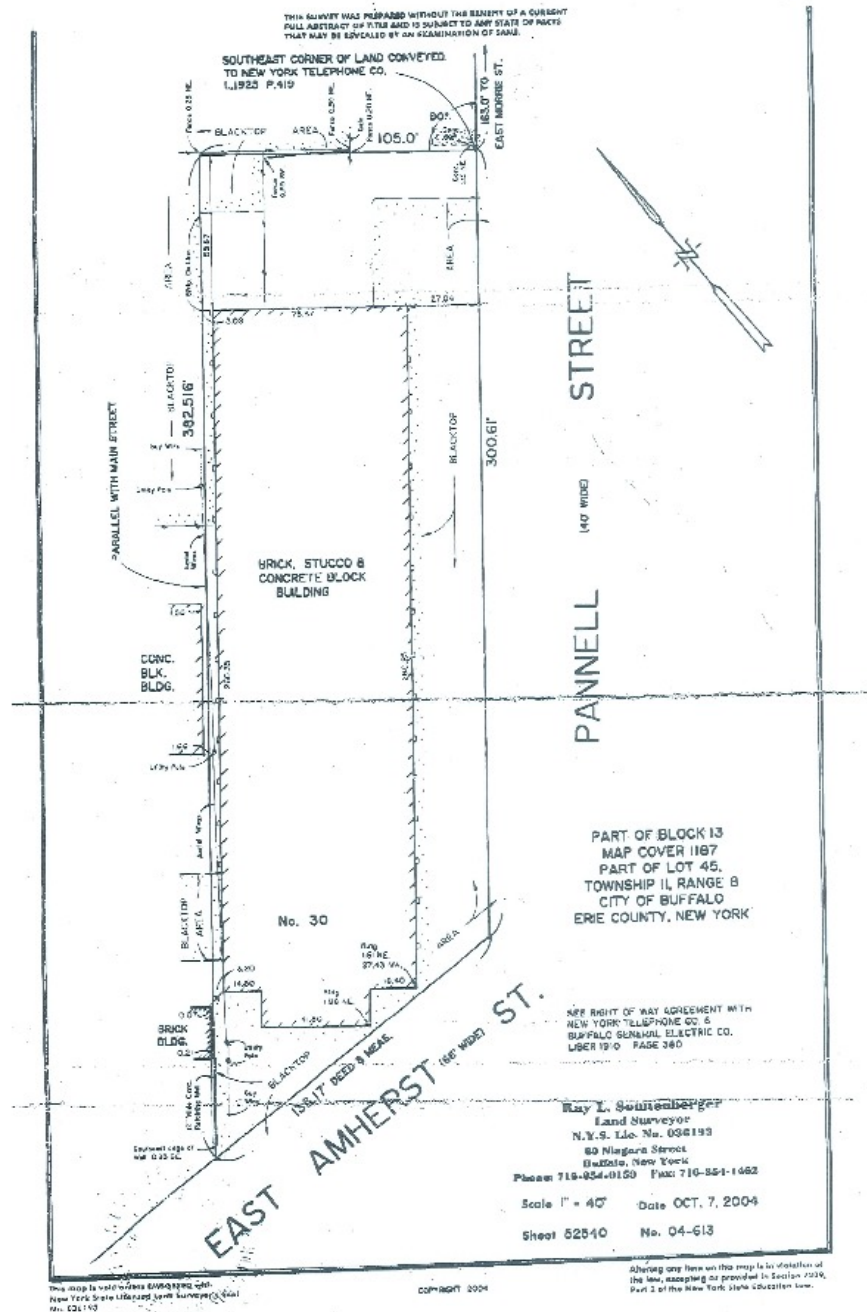


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ADDITIONAL PHOTOS

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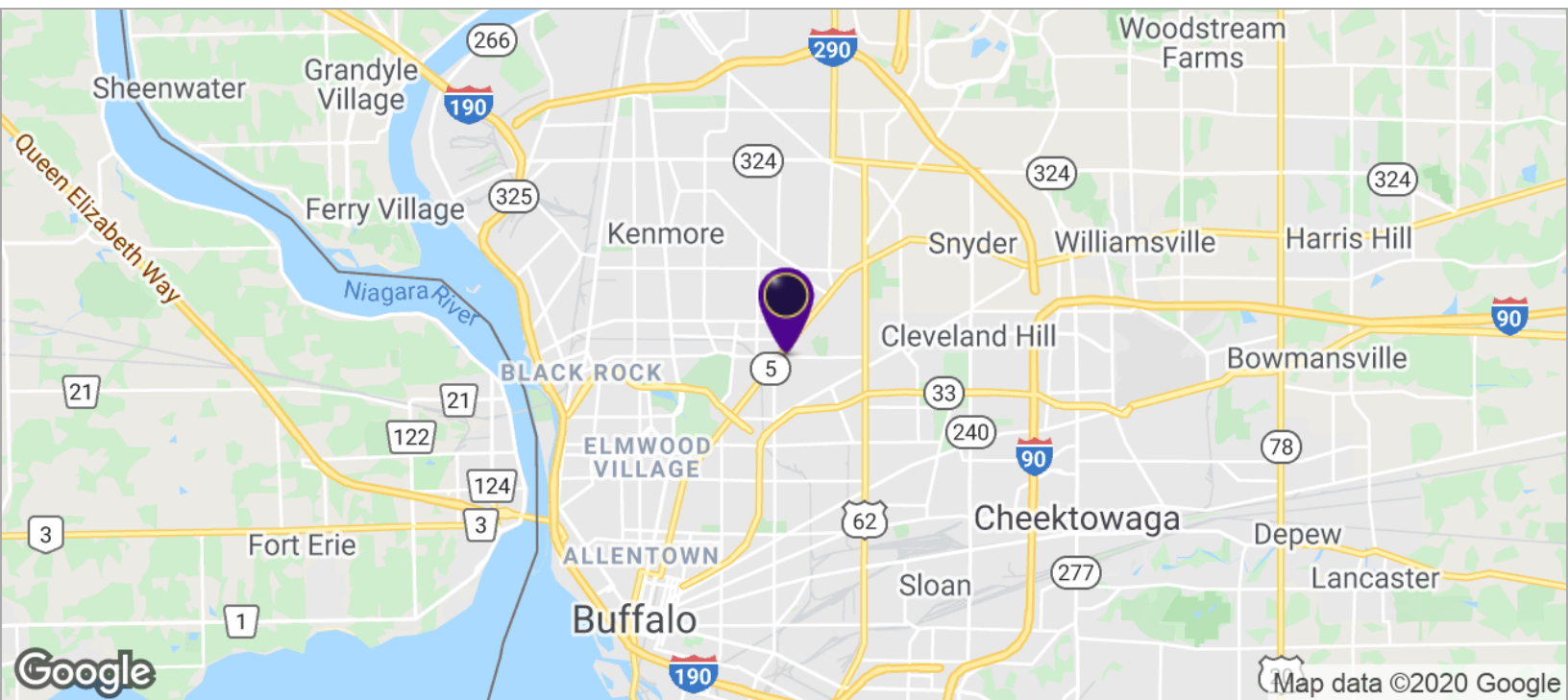
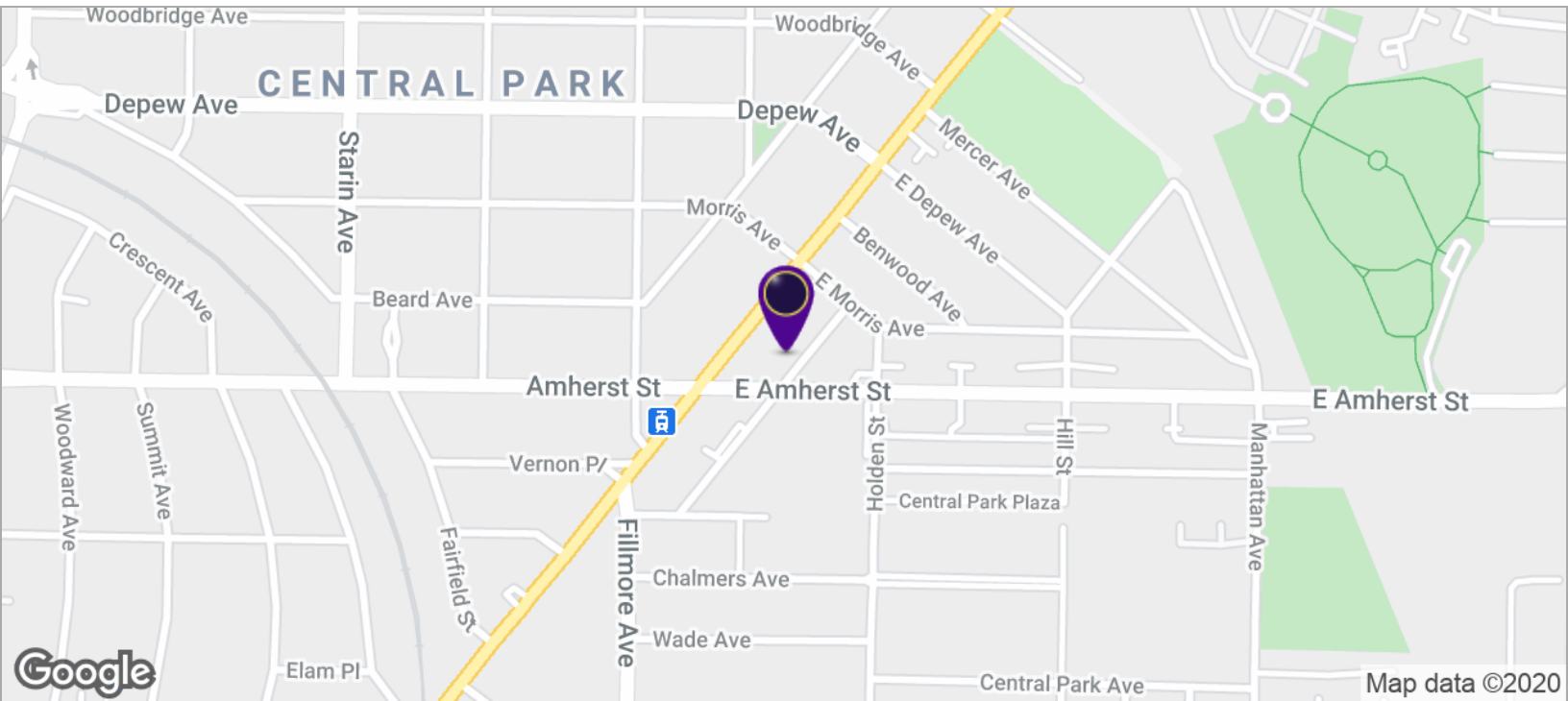


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Forner Roller Rink Skating Center

30 East Amherst Street, Buffalo, NY 14214

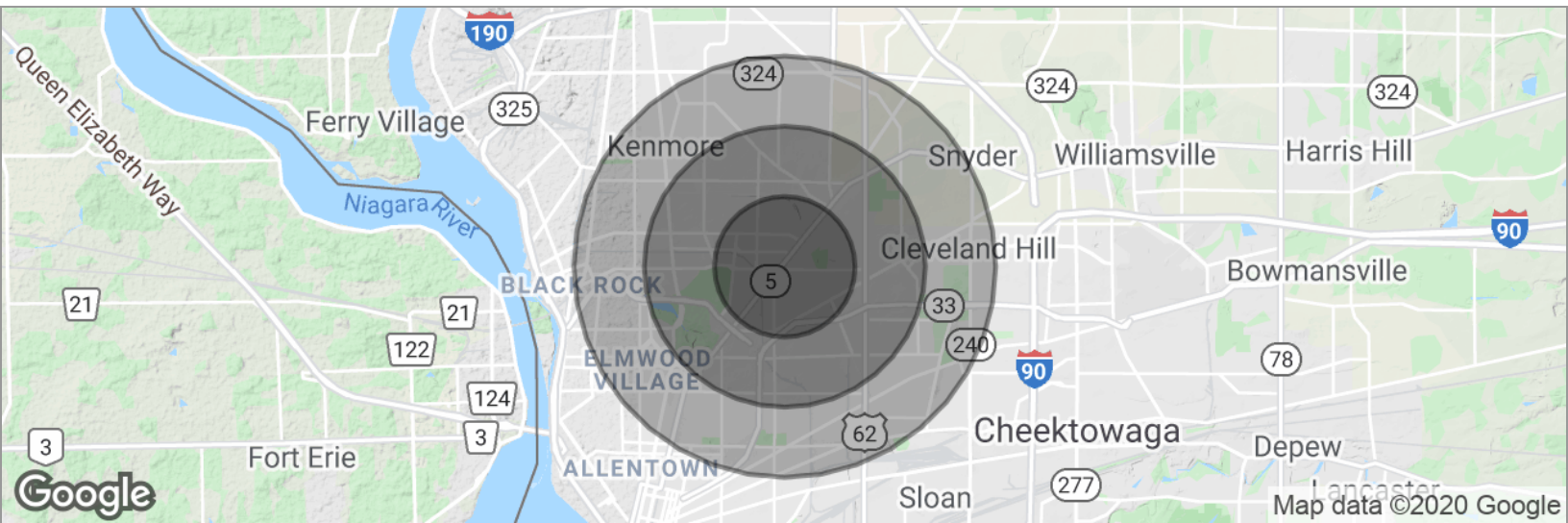


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Forner Roller Rink Skating Center

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POPULATION	1 MILE	2 MILES	3 MILES
Total population	24,769	99,520	210,913
Median age	34.7	34.6	35.6
Median age (Male)	33.1	32.3	32.7
Median age (Female)	36.8	36.8	38.2
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	10,513	41,285	88,391
# of persons per HH	2.4	2.4	2.4
Average HH income	\$57,901	\$51,538	\$52,567
Average house value	\$167,844	\$128,779	\$133,940

* Demographic data derived from 2010 US Census



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