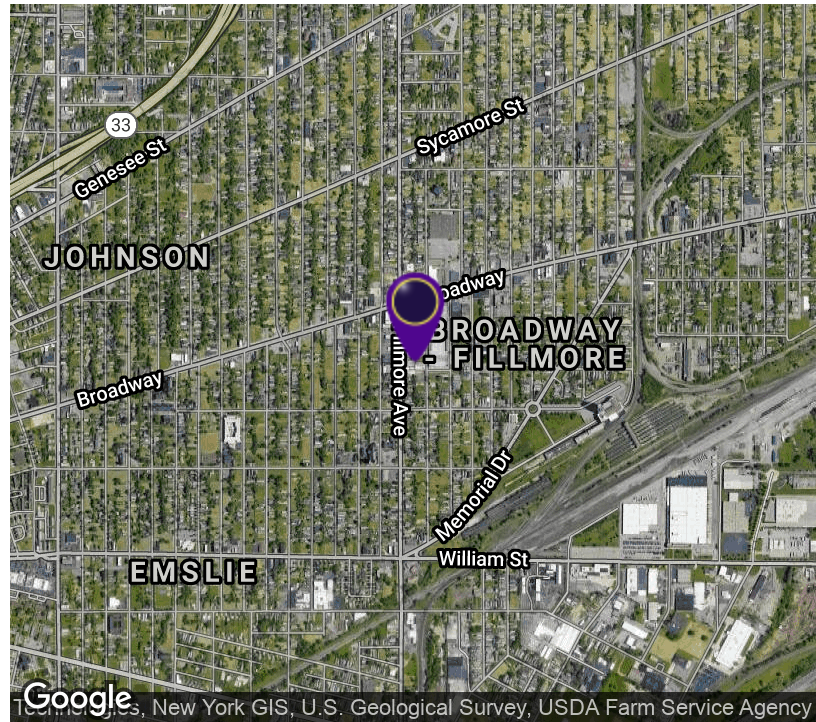


653 Fillmore Avenue

Buffalo, NY 14212



OFFERING SUMMARY

Sale Price:	\$390,000
Lot Size:	0.4 Acres
Building Size:	35,000 +/- SF
Zoning:	commercial
Price / SF:	\$11.14

PROPERTY HIGHLIGHTS

- 35,000 +/- Warehouse Space Available
- High Visibility
- Retail Opportunity on Fillmore Avenue
- Open Floorplan Concept
- High Ceilings
- Two 16' Overhead Doors



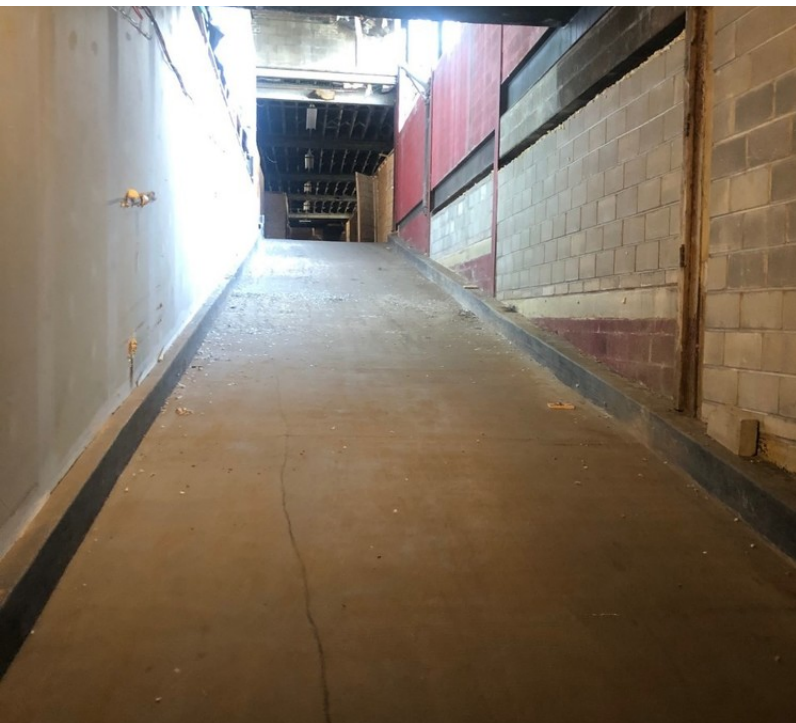
RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

PROPERTY DESCRIPTION

653 Fillmore Avenue

Buffalo, NY 14212



PROPERTY DESCRIPTION

Large warehouse building available in the city of Buffalo. 35,000+/- SF of warehouse space located next to the Broadway Market. This property includes two buildings located at 653 Fillmore Avenue & 200 Gibson Street. This space is currently being used as self-storage units. The front space facing Fillmore Avenue could easily be converted into retail space. High ceiling heights on both the first and second floor. Two 16' overhead doors facing Gibson Street. Two stairwells located in opposite corners of the building. The rest of the property has an open floorplan concept. Ideal for any storage, warehouse, manufacturing, or auto usage. Access to the second floor can be obtained by a large ramp that has been used to store vehicles on the second floor. The roof recently has need maintenance in the last few years. Motivated seller open to any reasonable offers.

LOCATION DESCRIPTION

Located in Buffalo, NY on Fillmore Avenue just south of Broadway and west of Memorial. Adjacent to the Broadway Market and close proximity to Route 33 Kensington Expressway, Bailey Avenue, and the New York State Thruway I-190



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ADDITIONAL PHOTOS

653 Fillmore Avenue

Buffalo, NY 14212

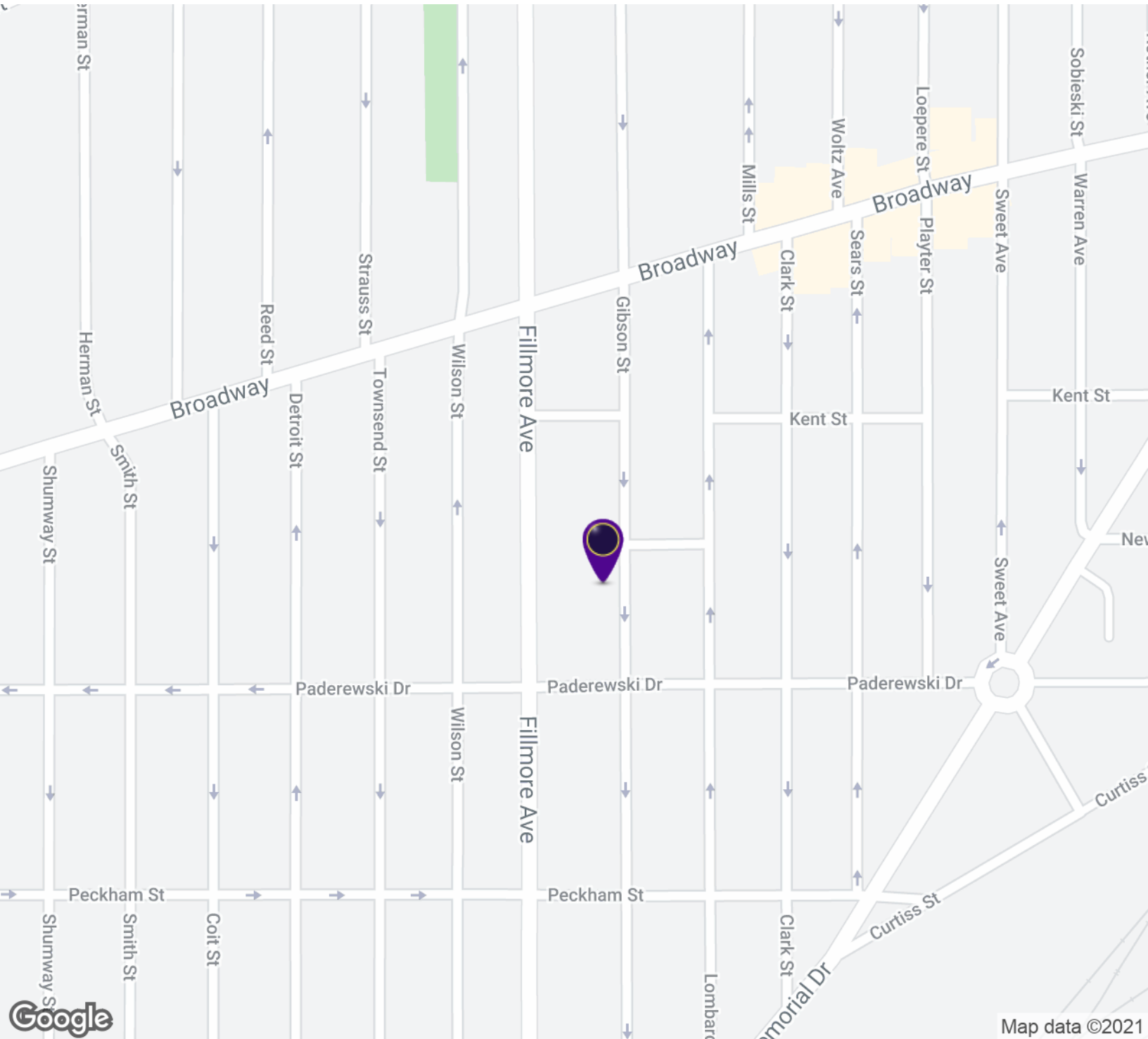


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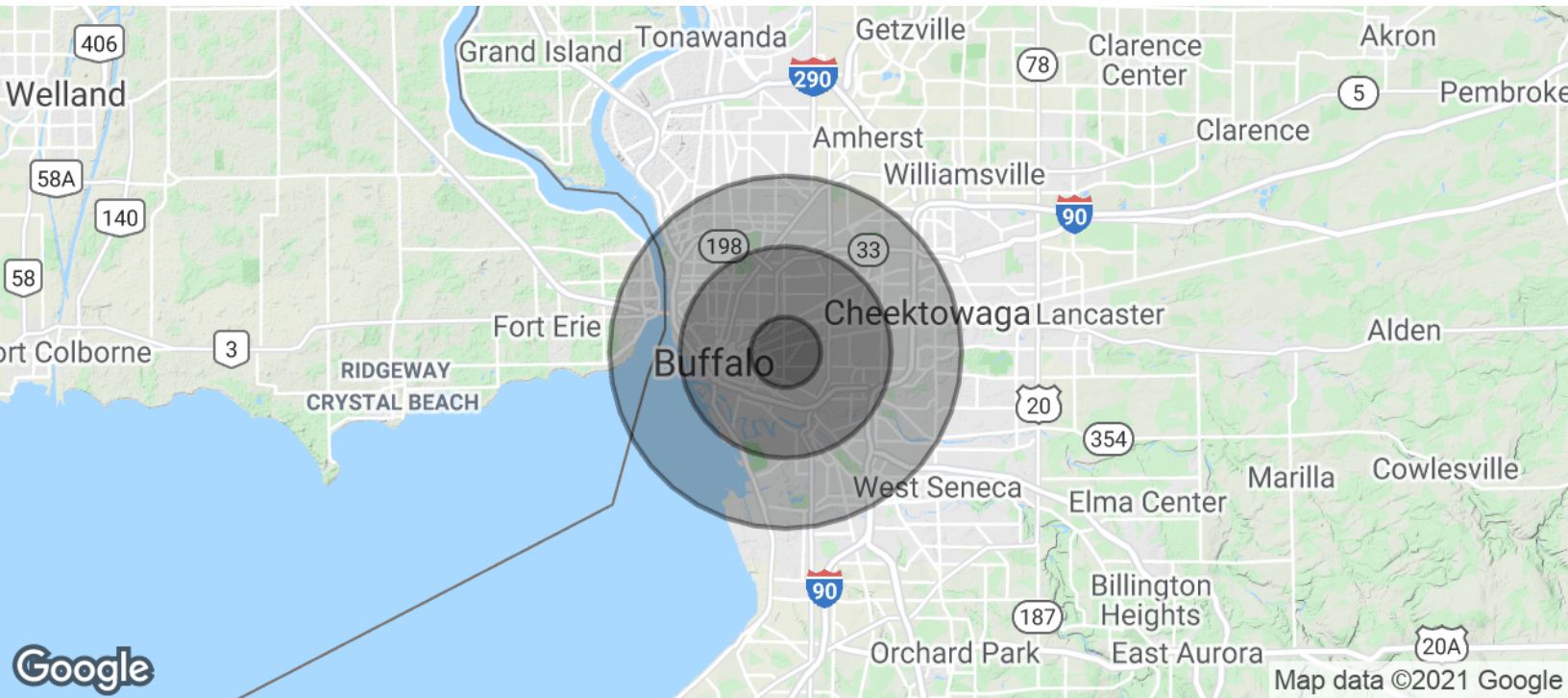


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653 Fillmore Avenue

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,126	147,291	396,453
Average age	34.8	36.5	35.4
Average age (Male)	33.5	33.9	33.0
Average age (Female)	37.0	39.4	37.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,506	65,271	169,559
# of persons per HH	2.3	2.3	2.3
Average HH income	\$28,803	\$37,991	\$45,391
Average house value	\$55,522	\$107,396	\$122,757

* Demographic data derived from 2010 US Census



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