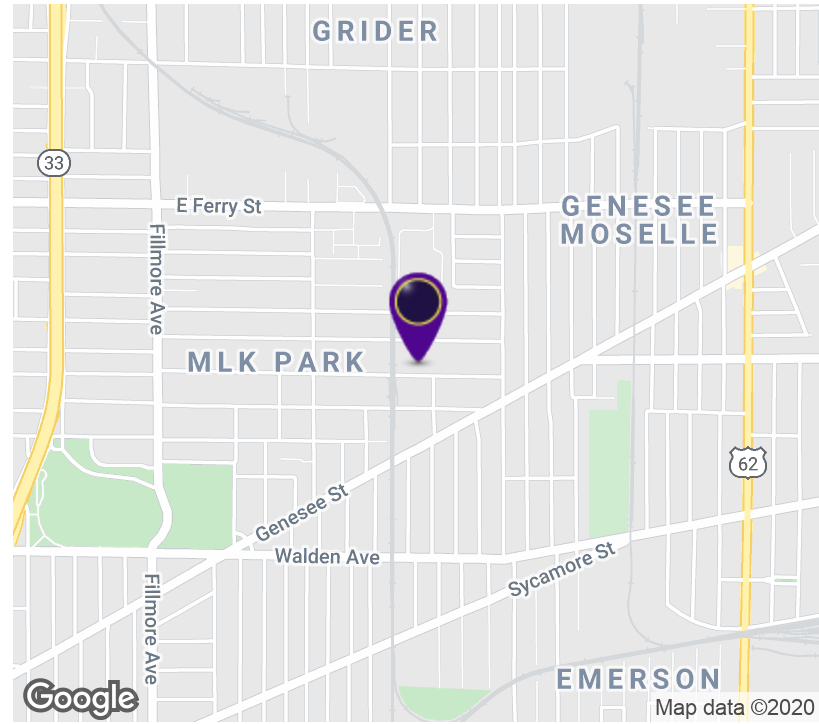


# 318 Urban Street

Buffalo, NY 14211



## OFFERING SUMMARY

Sale Price:	\$549,900
Available SF:	24,000 SF
Lease Rate:	\$4.75 SF/yr (NNN)
Acres:	2.5
Year Built:	1921
Building Size:	24,000 SF
Price / SF:	\$22.91

## PROPERTY OVERVIEW

Warehouse with newer exterior, newer roof with a fully gated yard. 24' Ceiling height, 20 ft under hook. Two 10 ton cranes radio-controlled, with one in each bay, the entire building under cranes. Dry Sprinkler System throughout the entire building, 800 amp service, grade level door, high 18' x 14' wide drive in door. Climate control system. Clear Span 180' x 60'. 1,700 square feet of office space on the mezzanine. Building sits on 2.5 acres of land with asphalt parking completely fenced-in property. Potential to add loading dock. Fully sprinklered. Lot size 454' x 194'. Seller will hold the mortgage for a qualified buyer and is willing to entertain any reasonable offers.

## LOCATION OVERVIEW

Corner Location, adjacent to rail line. Between French St., Moselle St. & Genesee St.

## PROPERTY HIGHLIGHTS

- Ample Paved Parking
- Fenced Yard
- Two 10 Ton Cranes
- 800 Amp Service
- 30' Ceiling
- Docks Could Be Added
- Security System



**RICK RECCKIO**  
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ADDITIONAL PHOTOS

# 318 Urban Street

Buffalo, NY 14211



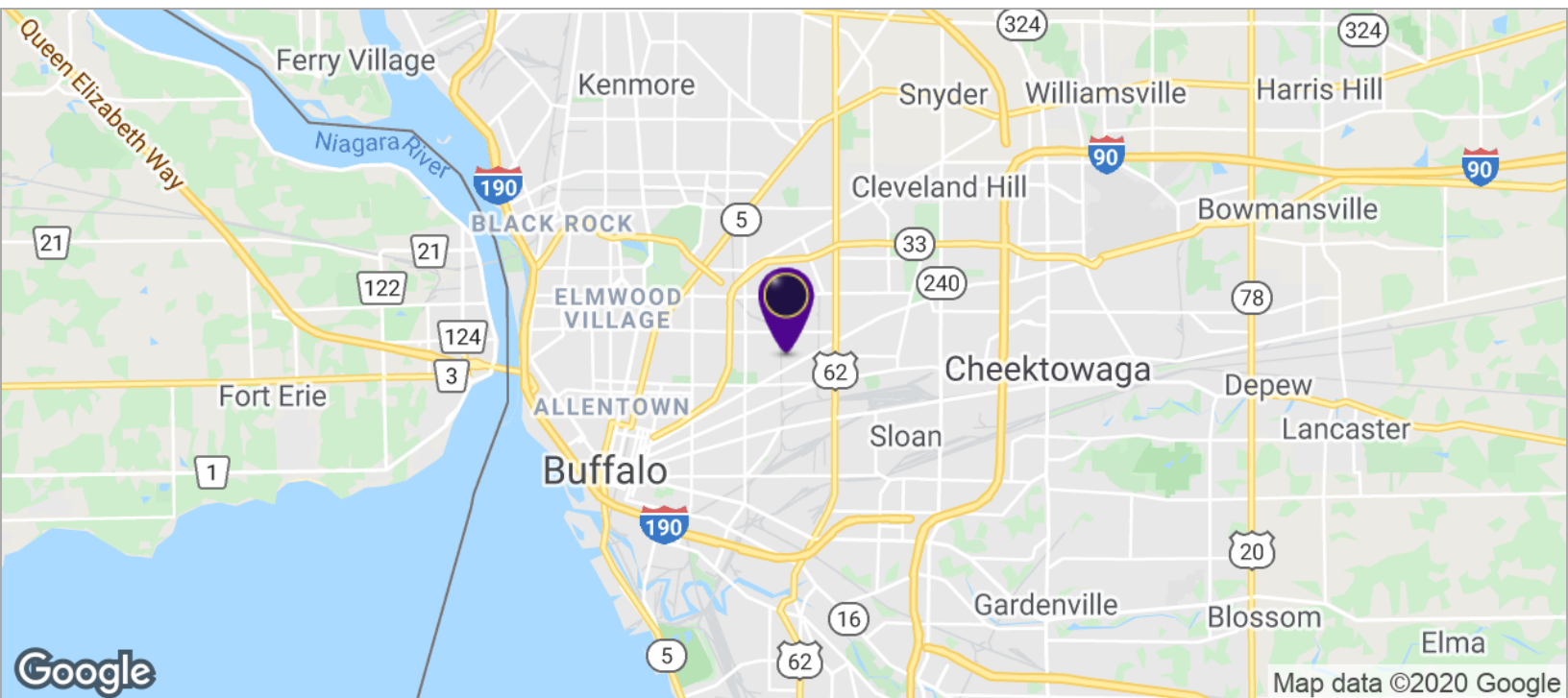
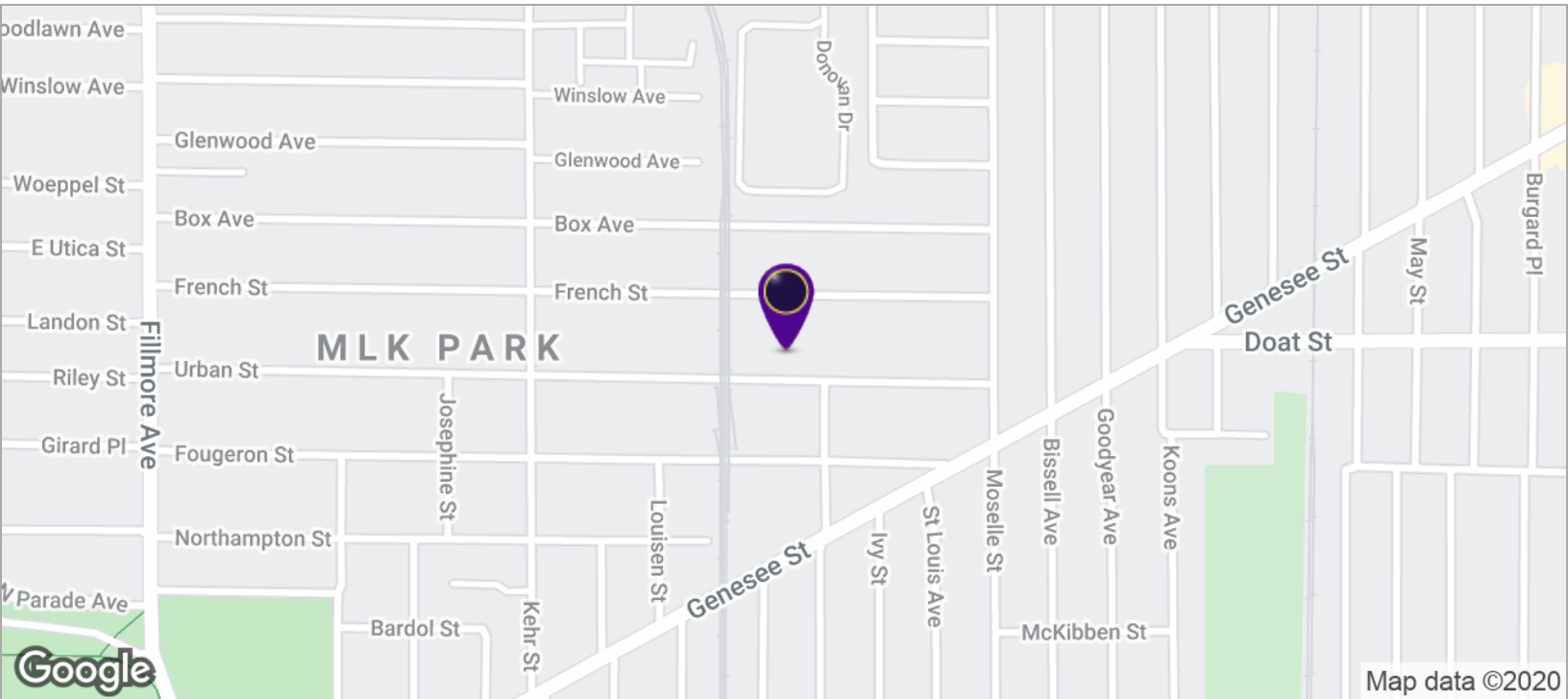
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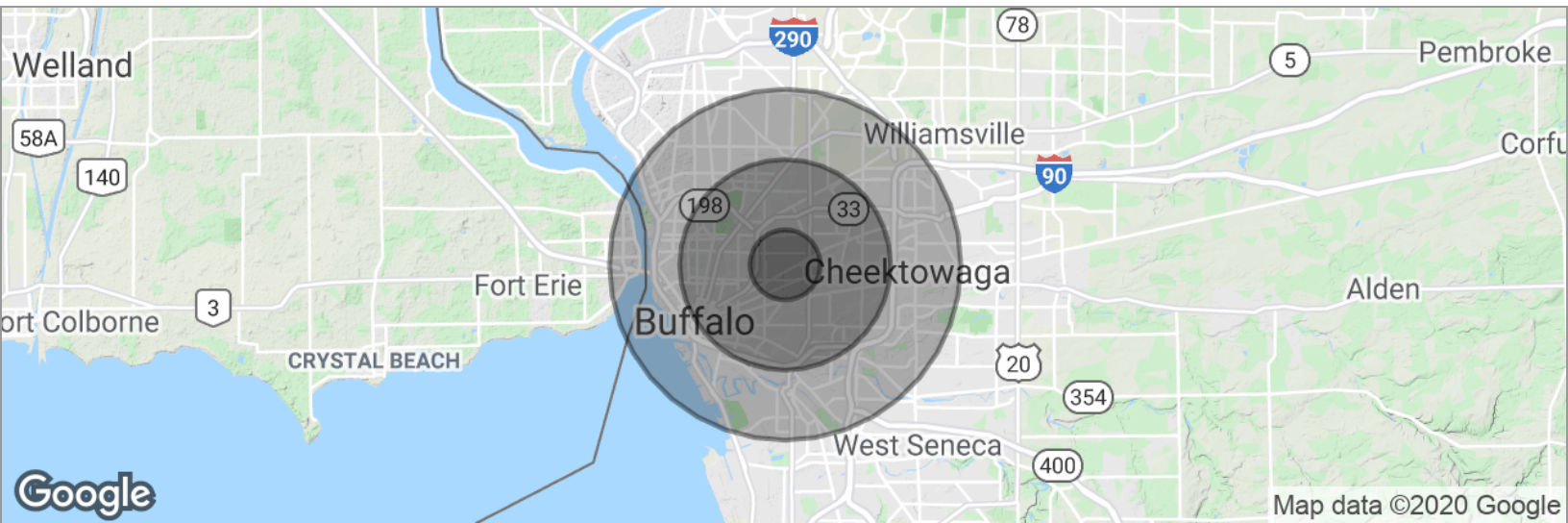


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# 318 Urban Street

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	19,118	178,006	449,845
Median age	33.4	35.1	36.1
Median age (Male)	28.4	31.8	33.8
Median age (Female)	37.9	38.1	38.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	7,727	74,680	192,203
# of persons per HH	2.5	2.4	2.3
Average HH income	\$31,012	\$40,584	\$48,110
Average house value	\$65,633	\$108,050	\$123,023

*\* Demographic data derived from 2010 US Census*



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