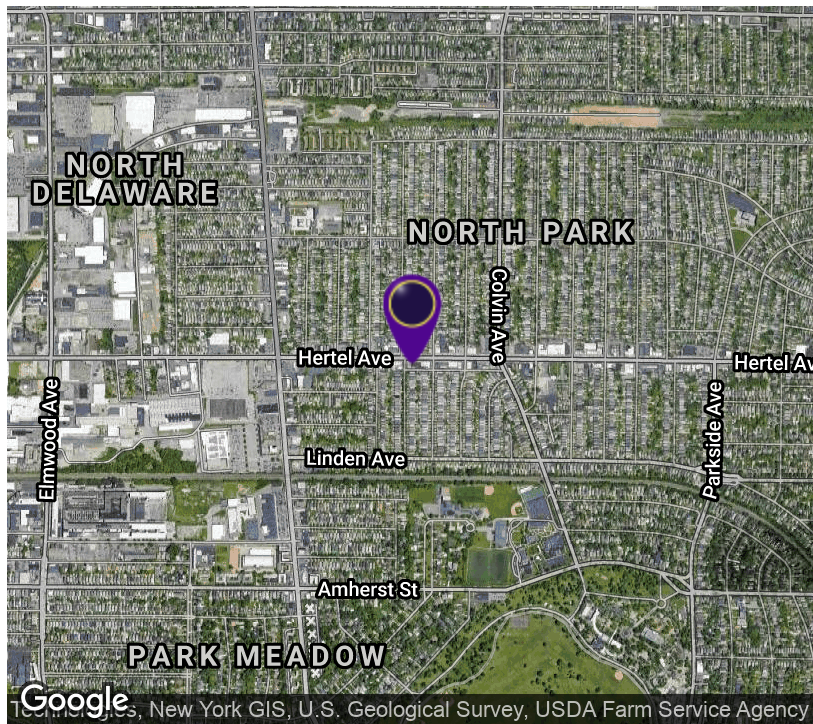
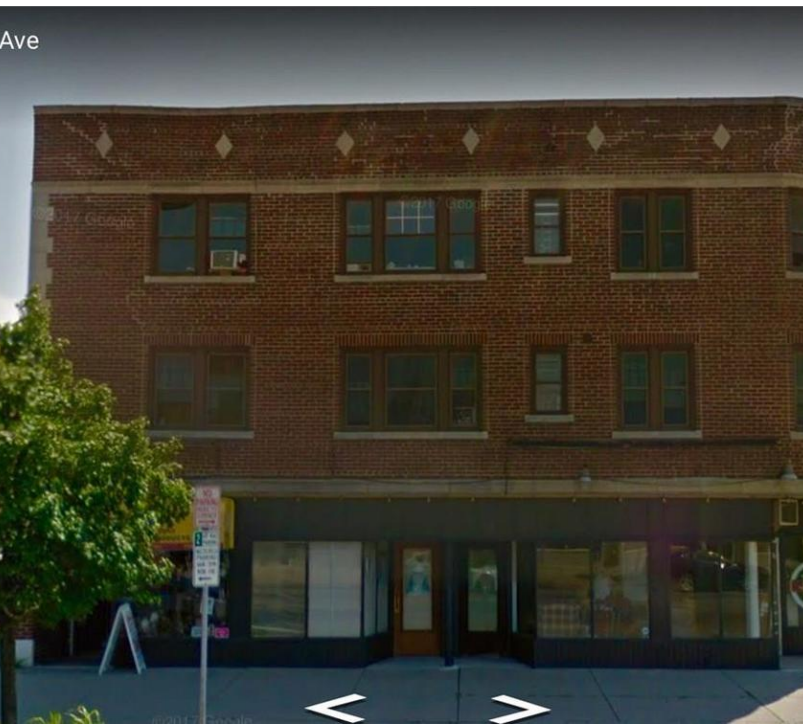


3 Storefronts with 12 Apartments

1225 Hertel Avenue, Buffalo, NY 14216



OFFERING SUMMARY

Sale Price: \$1,250,000

Number Of Units: 12

Lot Size: 0.09 Acres

Year Built: 1920

Building Size: 11,310 SF

Zoning: Commercial

PROPERTY OVERVIEW

Amazing investment opportunity in prominent North Buffalo area. Well maintained 3 story brick building. 12 one bedroom apartments and 3 storefronts with long time tenants. Updates include: new windows and insulation, new high efficiency hot water system, electric, updated plumbing, roof is in excellent condition (per owner). Money maker.

LOCATION OVERVIEW

Close proximity to schools, shopping, Delaware Park and Buffalo Zoo. Just minutes away from Peace Bridge/ Canada. Hertel, at the corner of Traymore st.

PROPERTY HIGHLIGHTS

- Great Investment Opportunity
- Historic Brick Building
- 3 storefronts and 12 upstairs Apartments (1 bedroom each)
- Many new renovations/upgrades



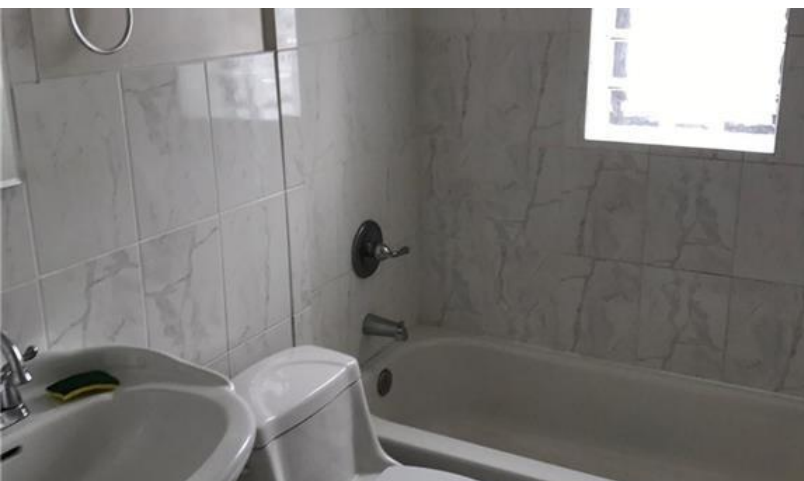
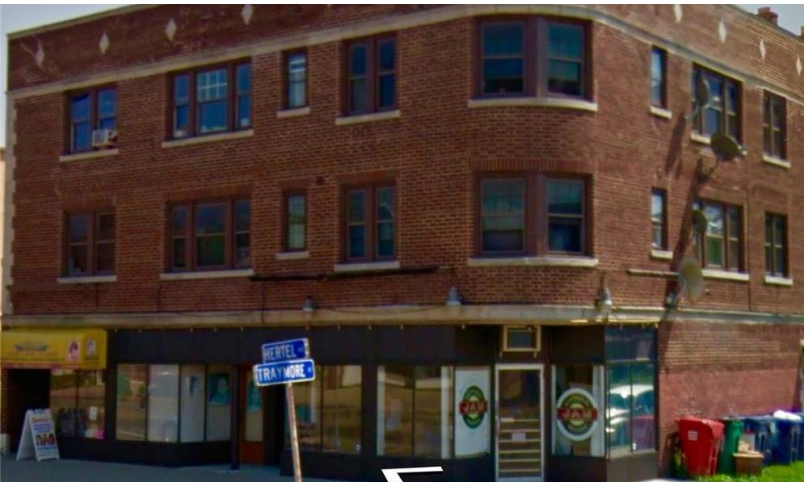
RICK RECCKIO
716.998.4422
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Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

ADDITIONAL PHOTOS

3 Storefronts with 12 Apartments

1225 Hertel Avenue, Buffalo, NY 14216



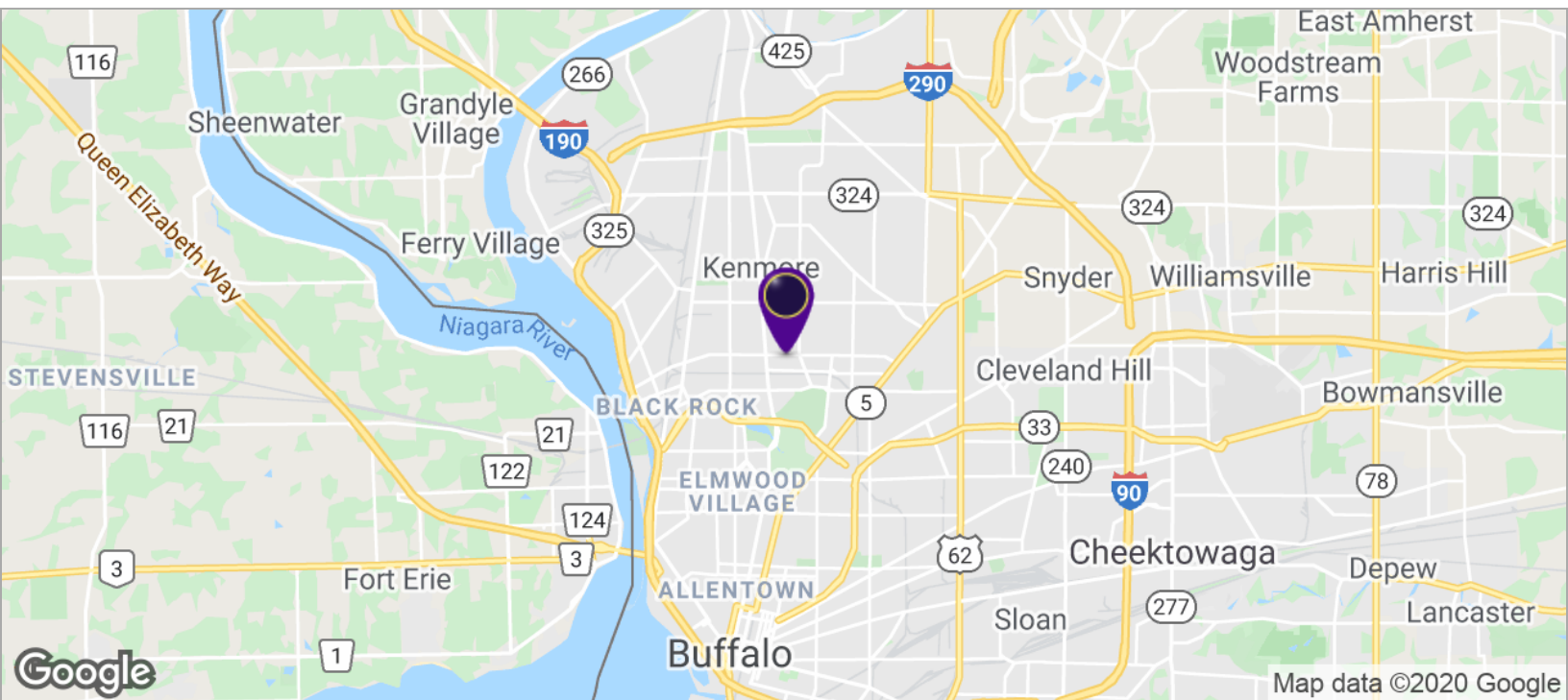
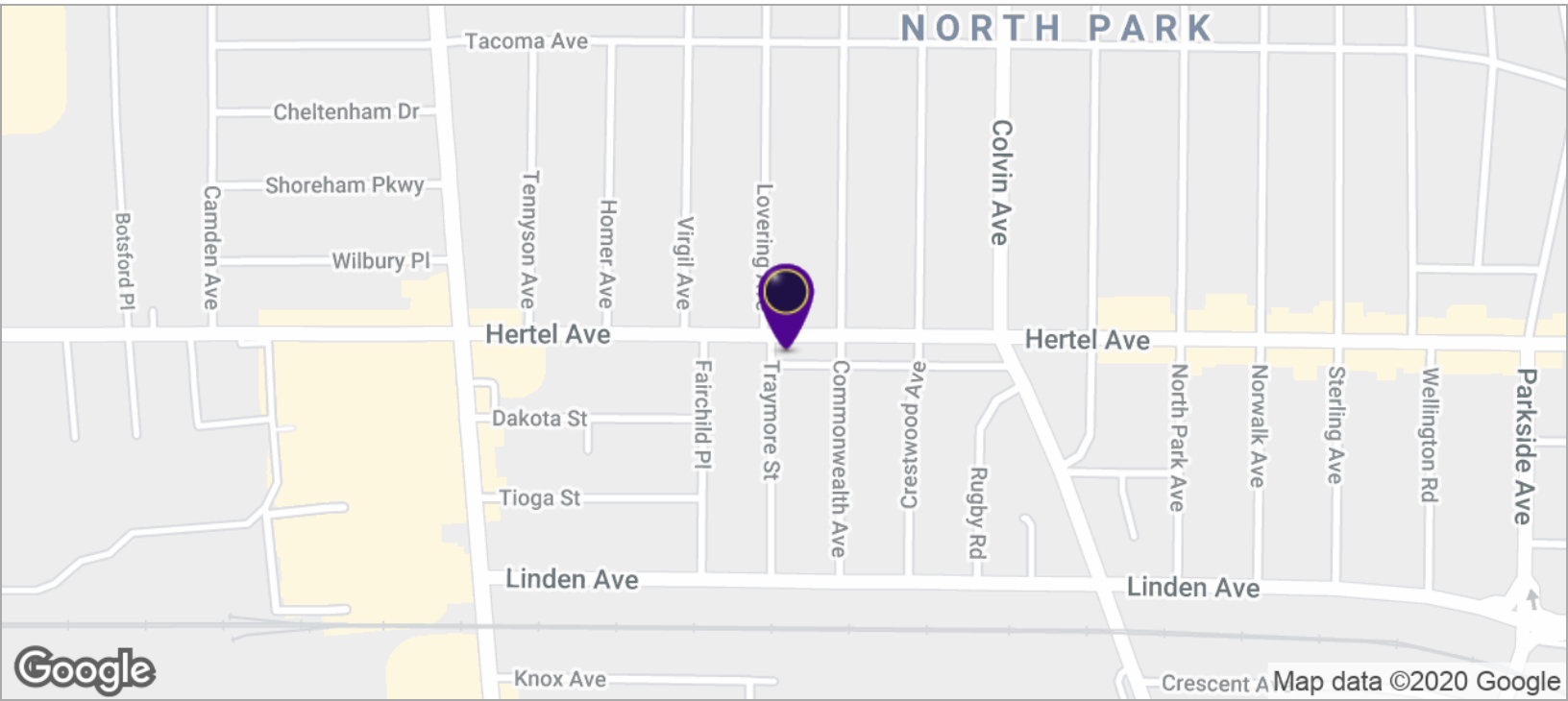
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NY & PA Licensed Broker

3 Storefronts with 12 Apartments

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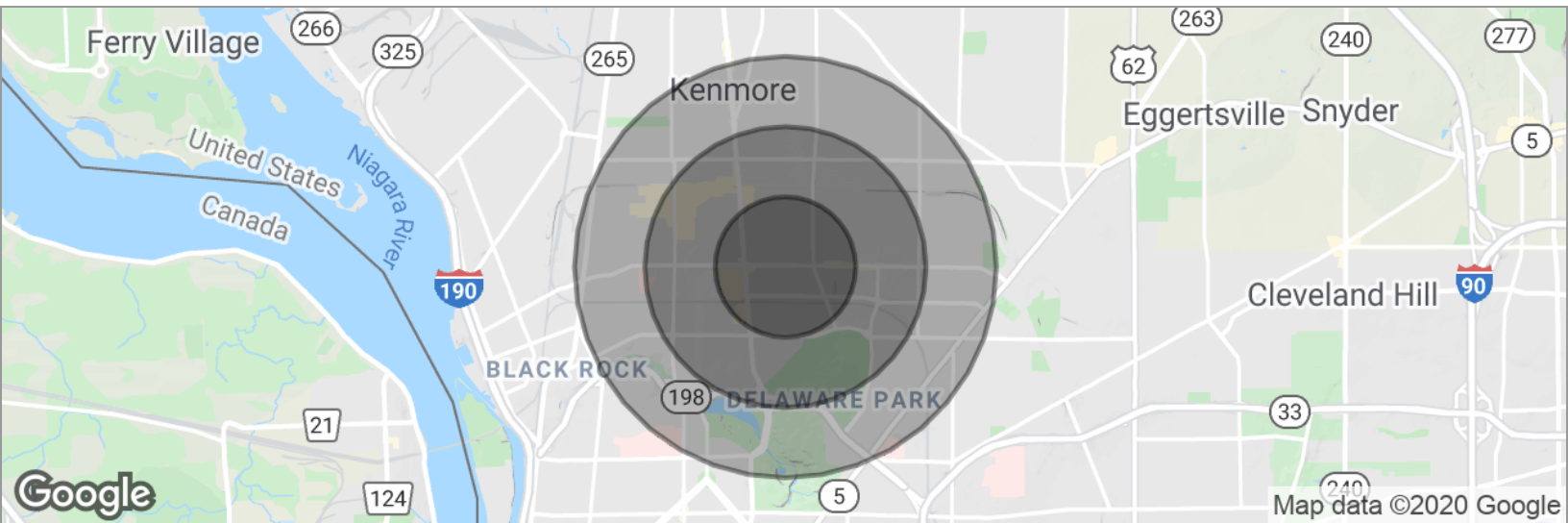


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3 Storefronts with 12 Apartments

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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total population	8,459	24,739	51,964
Median age	36.6	37.2	37.9
Median age (Male)	36.1	36.6	36.7
Median age (Female)	37.5	38.6	39.3
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	4,035	11,805	23,738
# of persons per HH	2.1	2.1	2.2
Average HH income	\$55,103	\$61,272	\$64,072
Average house value	\$138,101	\$164,872	\$158,303
ETHNICITY (%)	0.5 MILES	1 MILE	1.5 MILES
Hispanic	8.4%	7.0%	6.1%
RACE (%)	0.5 MILES	1 MILE	1.5 MILES
White	77.3%	79.9%	81.3%
Black	13.2%	13.5%	12.8%
Asian	0.6%	0.6%	1.1%
Hawaiian	0.0%	0.0%	0.0%
American Indian	1.6%	0.9%	0.7%
Other	4.7%	3.1%	2.2%

* Demographic data derived from 2010 US Census



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