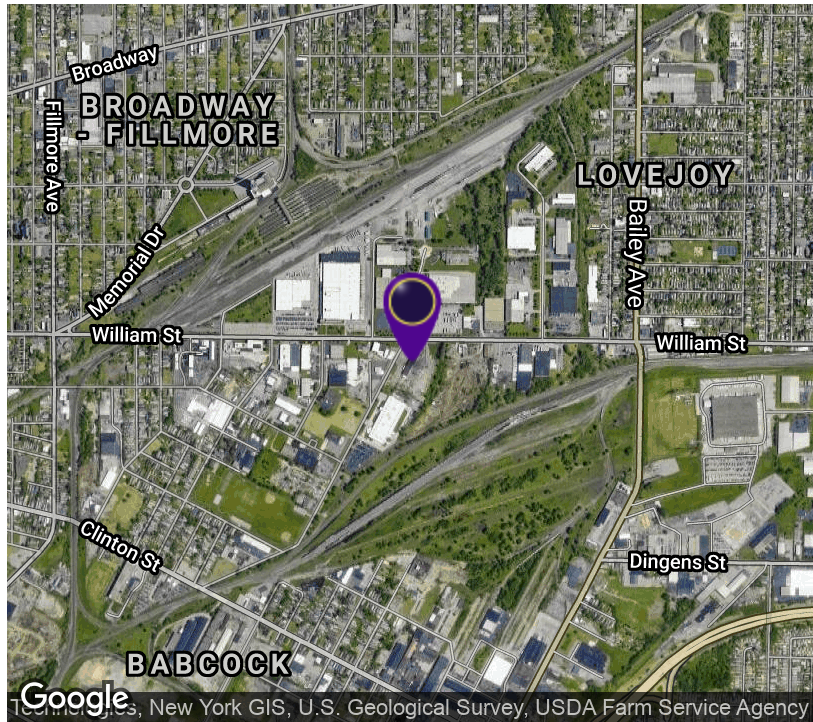


Former Subway Restaurant

1285 William St at the corner of Babcock St, Buffalo, NY 14206



OFFERING SUMMARY

Available SF:	2,400+/- SF
Lease Rate:	\$1,950.00 per month (Gross)
Lot Size:	7.66 +/- Acres
Building Size:	18,000 SF
Zoning:	M-2
Submarket:	Greater Buffalo

PROPERTY OVERVIEW

This former fully equipped subway sandwich shop / restaurant now available for lease. Walk-in cooler and freezer. Also available is 4,000 +/- SF of warehouse space, 4,500 +/- SF garage / shop space, 16' drive-in doors, 400 AMP, 480 Volt power. Three dock/doors. Subway can be expanded in rear of space by 800+/- SF of offices. Property, including warehouse, is offered for sale at \$1,200,000.

LOCATION OVERVIEW

Just West of Bailey Avenue (US Route 62) and on the corner of William & Babcock Street. Minutes from Downtown Buffalo and the Thruway interchanges. Great location!

PROPERTY HIGHLIGHTS

- 4,000+/- SF of warehouse space available with 3 truck docks
- 4,500 +/- SF Garage/Shop Space with Three 16' Drive-in Doors
- 800 +/- SF Office "like new" condition Also Available



RICK RECCKIO
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Williamsville, NY 14221
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ADDITIONAL PHOTOS

Former Subway Restaurant

1285 William St, Buffalo, NY 14206



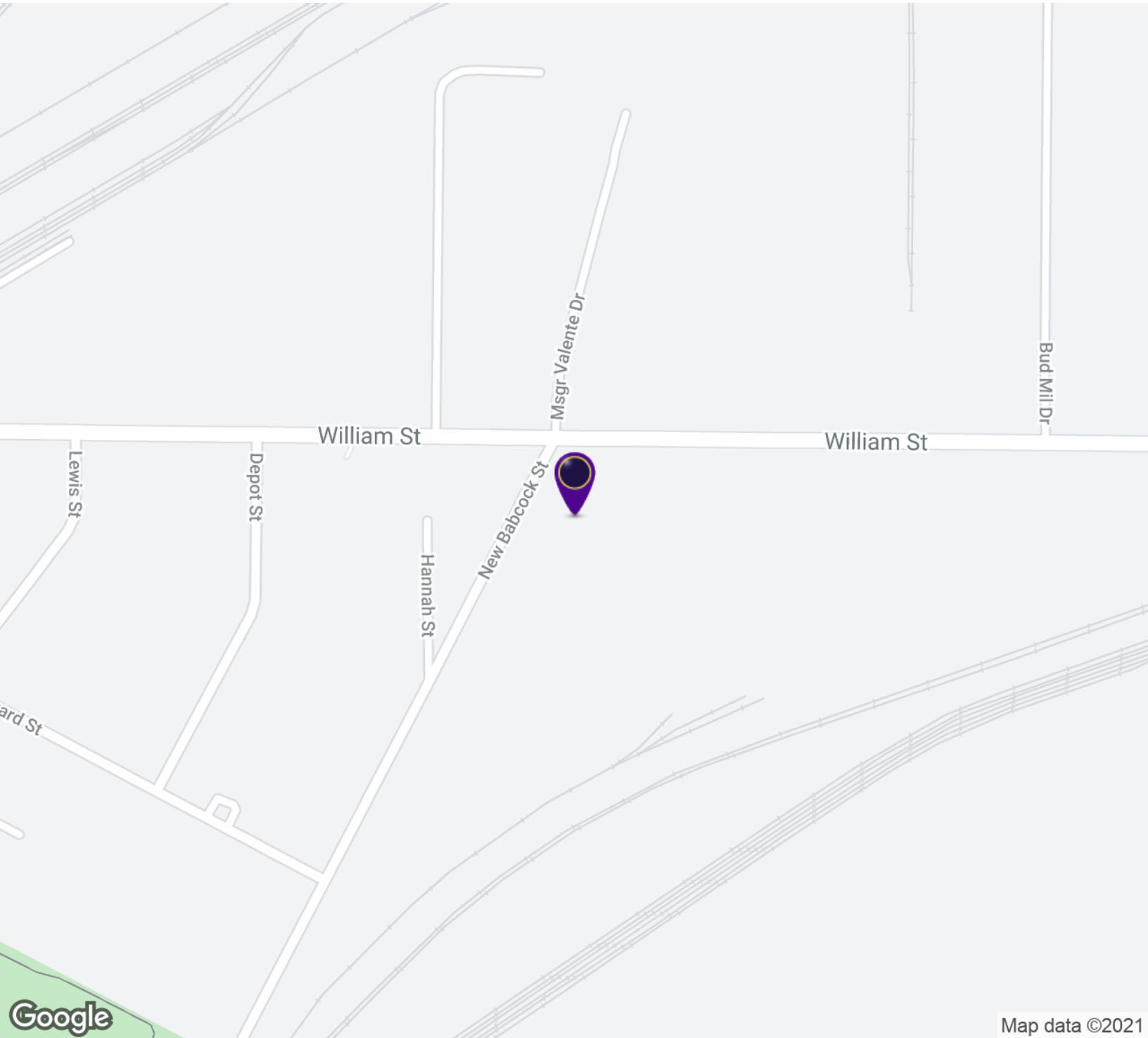
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NY & PA Licensed Broker

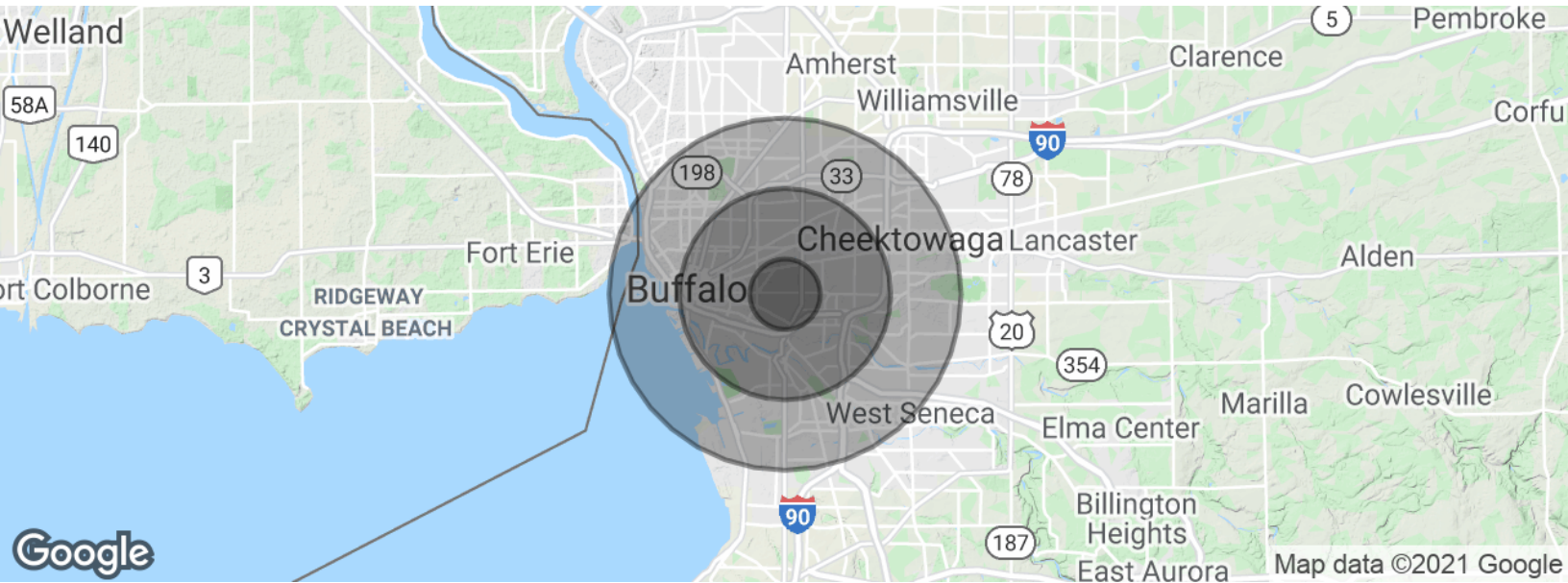
Former Subway Restaurant

1285 William St, Buffalo, NY 14206



Former Subway Restaurant

1285 William St, Buffalo, NY 14206



POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,685	144,505	371,640
Median age	38.9	37.0	36.7
Median age (Male)	38.0	33.7	34.0
Median age (Female)	40.5	40.0	39.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,190	61,701	160,729
# of persons per HH	2.3	2.3	2.3
Average HH income	\$34,494	\$37,763	\$45,713
Average house value	\$42,851	\$79,224	\$120,791

* Demographic data derived from 2010 US Census



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