



Former Buffalo Industrial Bank  
**17 Court Street**  
 Buffalo, NY

Professional Office / Retail / For Sale

**FORMER BUFFALO INDUSTRIAL BANK AVAILABLE FOR SALE**

BUILDING FEATURES	
Total Building Size	49,454 ± Sq. Ft.
Lot Size	0.17 ± Acres
Zoning	N-1D

**Property Highlights**

- Former Buffalo Industrial Bank branch available for sale
- Located in the heart of Buffalo's Downtown Central Business District
- Short distance to the Buffalo Niagara Medical Campus
- Floors 2 & 3 vacant (14,000 ± Sq. Ft. contiguous)
- Floors 4-7: 'Benefits Admin Tenant'
- High daytime population
- Close proximity to courts, City Hall, Erie County Library, Canalside, the Cobblestone District, and more
- Situated on major bus route
- Just one (1) block west of rapid transit station
- Plentiful parking nearby
- Art Deco architecture designed by Bley & Lyman architects
- Ideal for: professional office user, law office, engineering / architect firm, first floor retail



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	16,301	102,938	263,261
Average Household Income	\$60,634	\$56,343	\$57,416



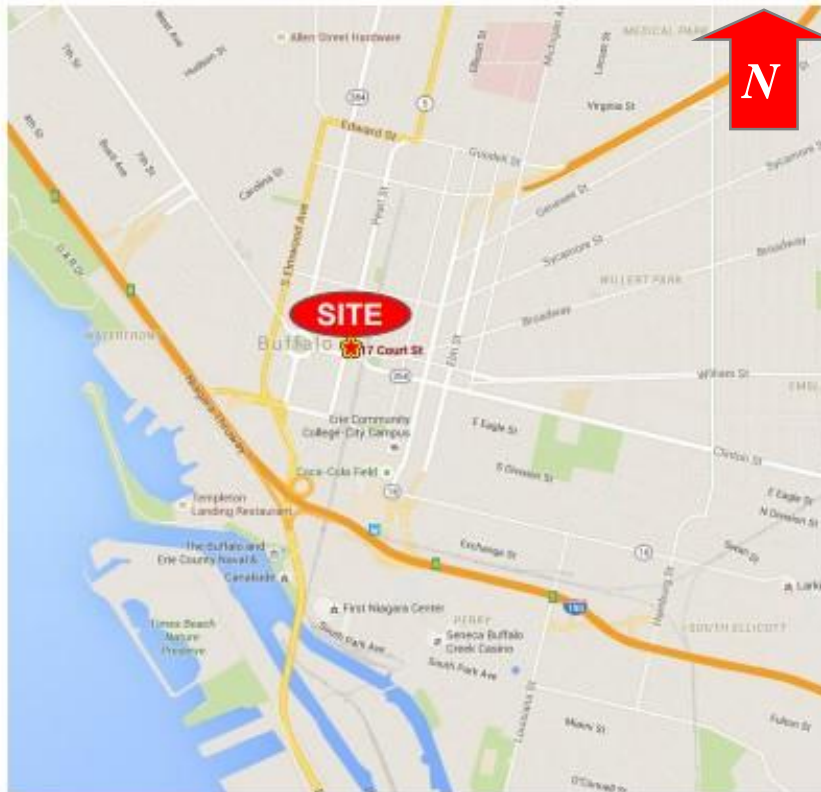
**TYLER A. BALENTINE** / Real Estate Salesperson / [tbalentine@pyramidbrokerage.com](mailto:tbalentine@pyramidbrokerage.com) / 716 852 7500 x116  
**JEFFREY CLABEAUX** / Real Estate Salesperson / [jclabeaux@pyramidbrokerage.com](mailto:jclabeaux@pyramidbrokerage.com) / 716 852 7500 x129  
**RICHARD J. SCHECHTER** / Associate Real Estate Broker / [rschechter@pyramidbrokerage.com](mailto:rschechter@pyramidbrokerage.com) / 716 852 7500 x102  
**ROBERT STEWART** / Real Estate Salesperson / [rstewart@pyramidbrokerage.com](mailto:rstewart@pyramidbrokerage.com) / 716 852 7500 x123  
 14 Lafayette Square, Suite 1900, Buffalo, NY 14203

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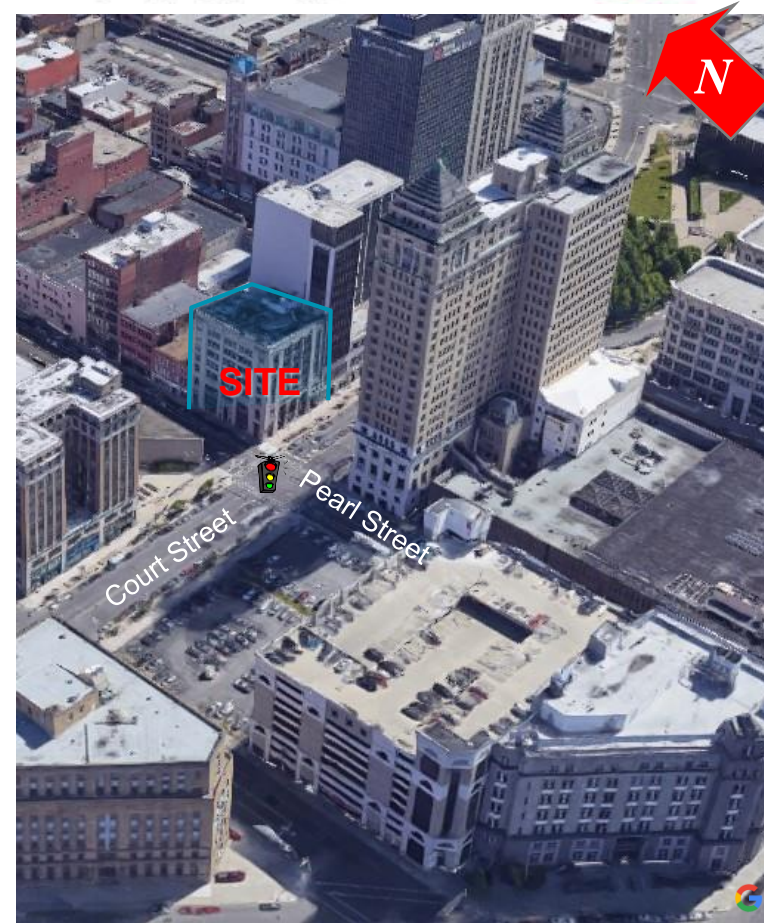


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Location Map



Aerial

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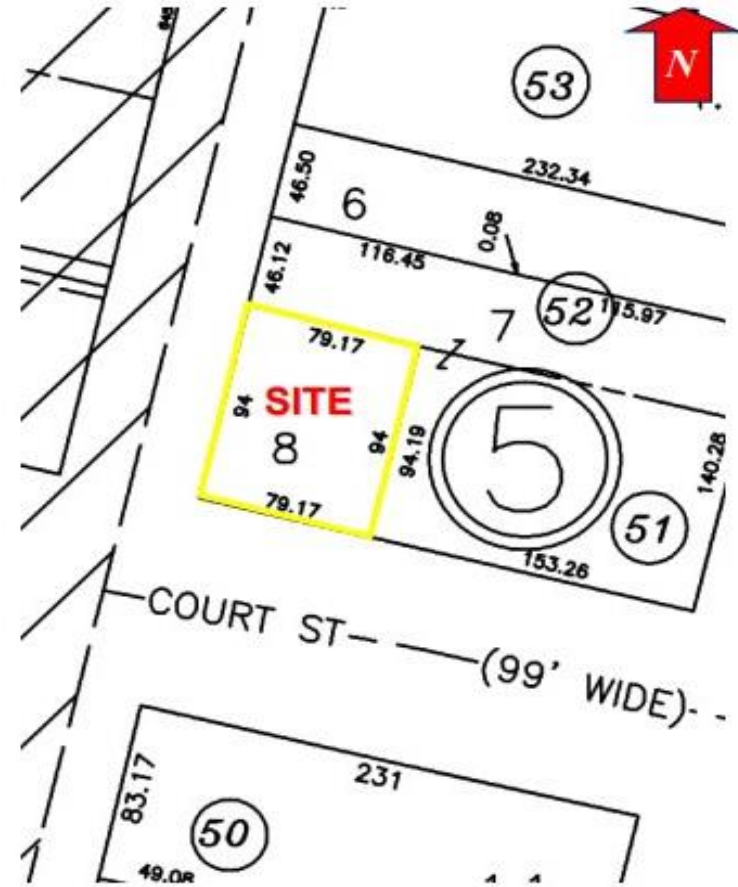


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Tax Map

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