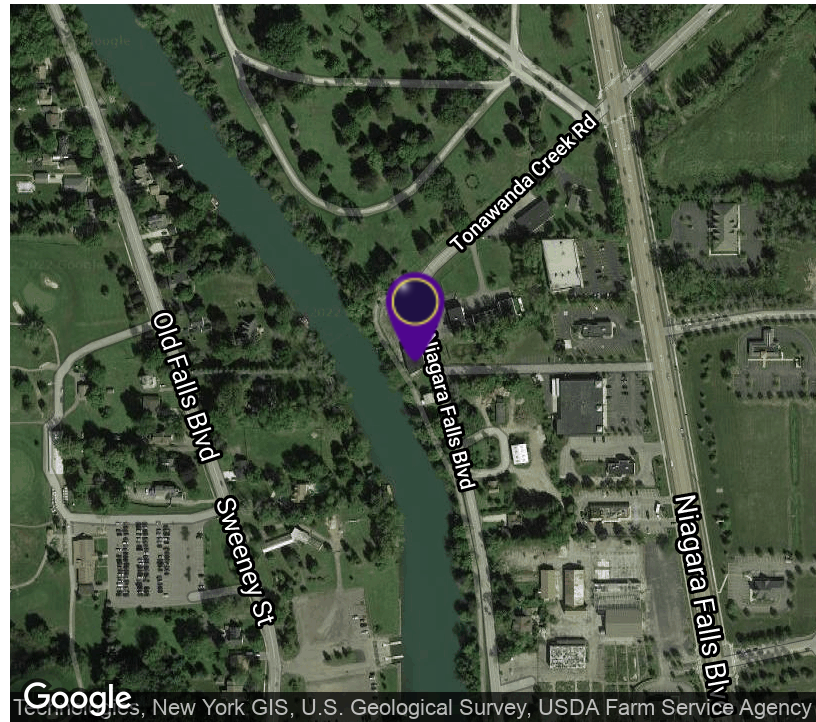


8,419 +/- SF Building

350 Old Niagara Falls Blvd, Buffalo, NY 14228



OFFERING SUMMARY

Sale Price: Call for More Details

Lot Size: 0.5 Acres

Building Size: 8,419 SF

PROPERTY OVERVIEW

This former Detached Downtown Row Type building is located at 350 Old Niagara Falls Boulevard, Buffalo has a total of 8,419 +/- SF. Great opportunity to own a Multi-use building. Space is in close proximity to Wegmans Grocery Store, My Tomato Pie, Tonawanda Pediatrics, McDonalds, Tops Supermarket Plaza, Key Bank, Mighty Taco, Wine World, Wendy's and Well Now Urgent Care. Walmart, Walgreens, Verizon Wireless, Kohls, Aldi Foods and a New Delta Sonic Convenient Store and Car Wash

LOCATION OVERVIEW

Between E Robinson Rd and Tonawanda Creek Rd on Old Niagara Falls Blvd. A few miles north of I-290 Expressway, close proximity to Niagara Falls

PROPERTY HIGHLIGHTS

- 0.5 +/- Acres
- 8,419 +/- SF Building
- Two (2) Story Building
- Formerly a Restaurant
- Backs up the Tonawanda Creek with Boaters Access



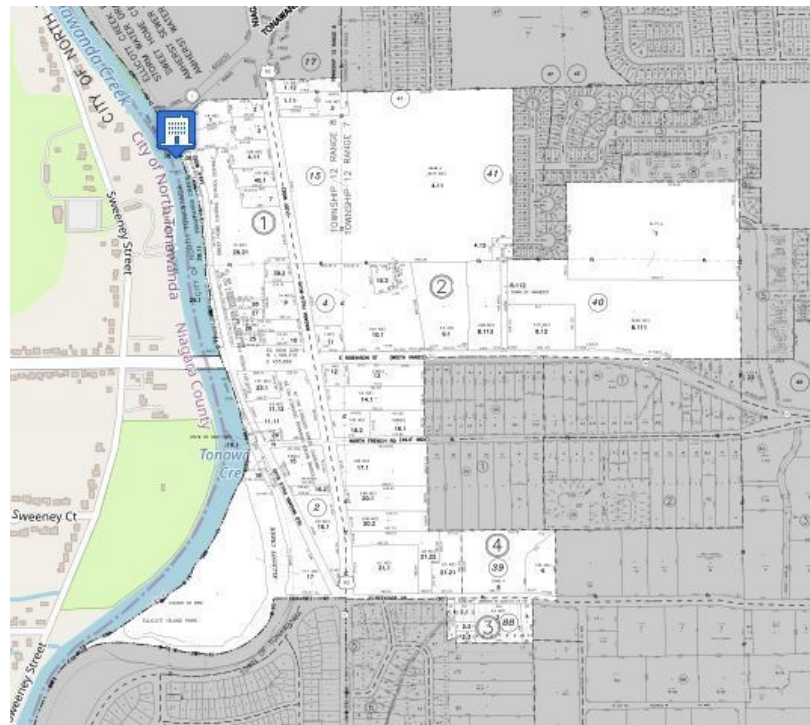
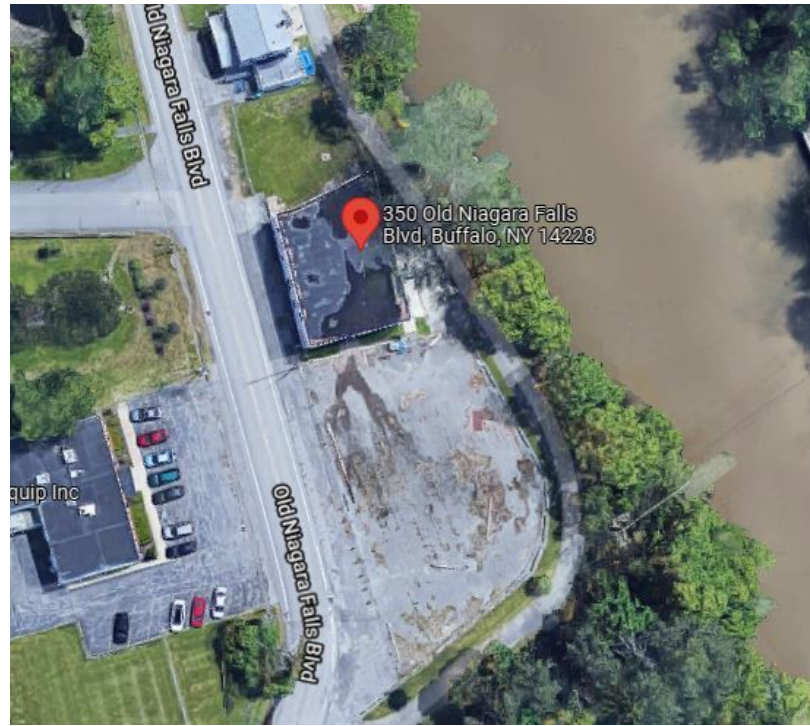
RICK RECCKIO
716.998.4422
rick@recckio.com

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

ADDITIONAL PHOTOS

8,419 +/- SF Building

350 Old Niagara Falls Blvd, Buffalo, NY 14228



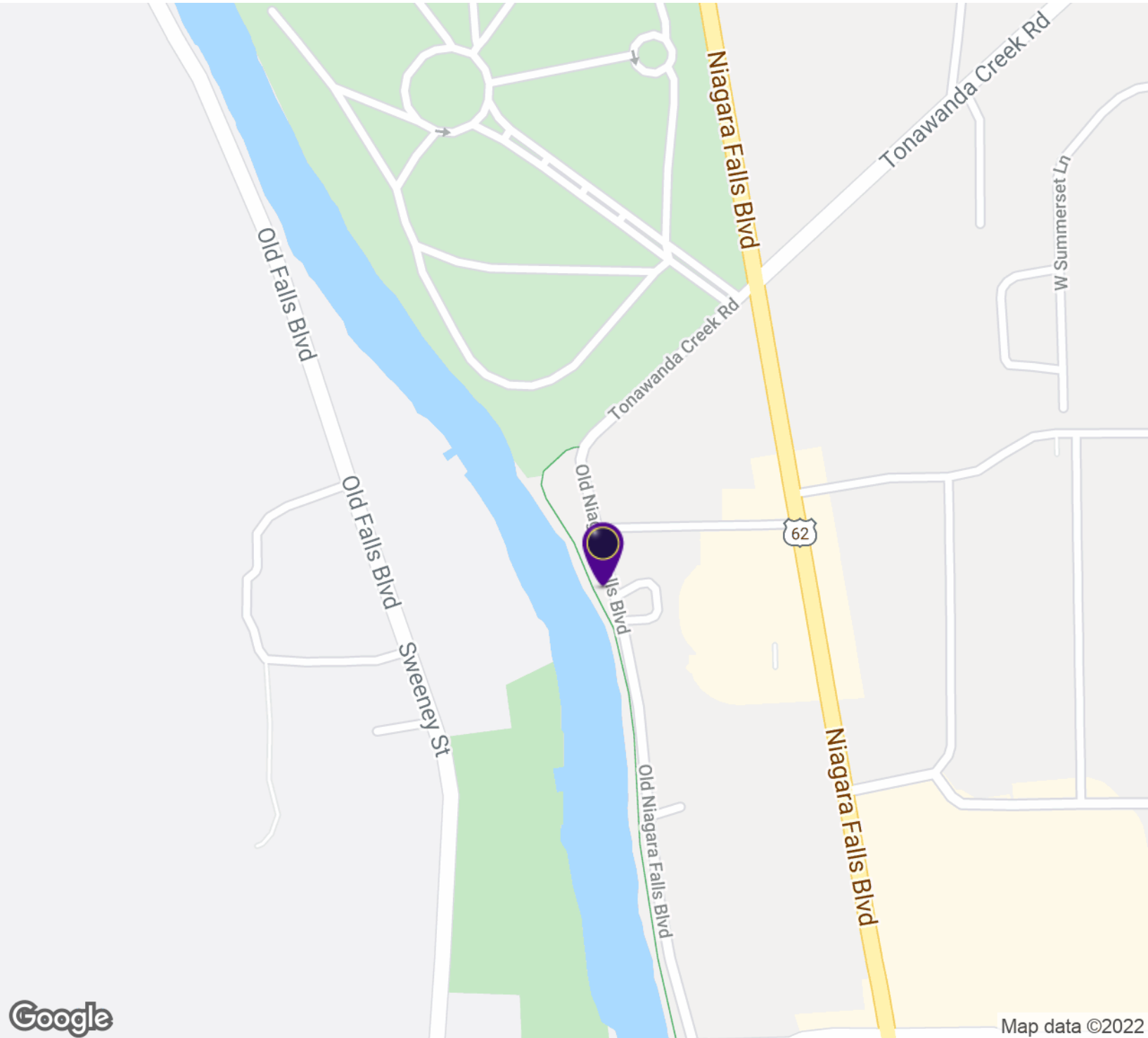
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LOCATION MAP

8,419 +/- SF Building

350 Old Niagara Falls Blvd, Buffalo, NY 14228

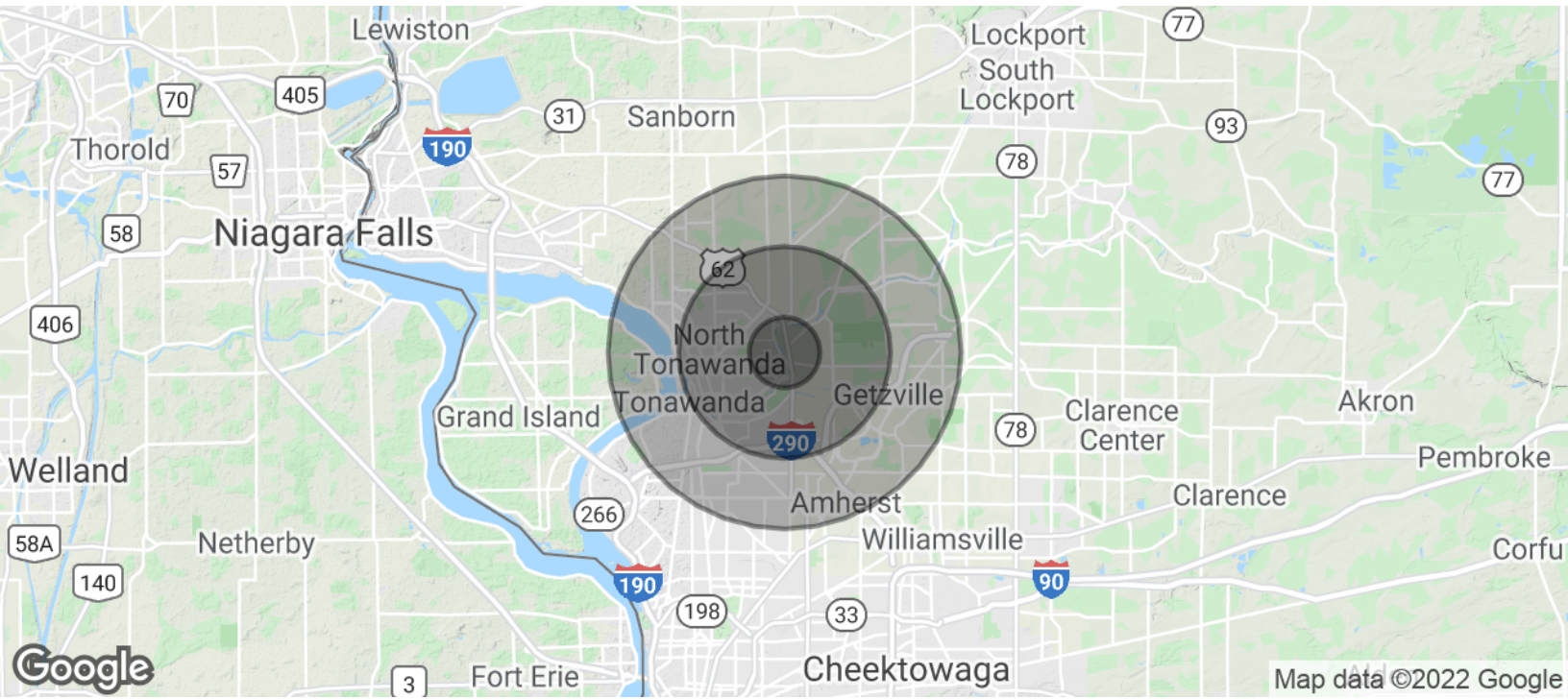


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8,419 +/- SF Building

350 Old Niagara Falls Blvd, Buffalo, NY 14228



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,023	57,742	167,964
Average Age	38.0	39.3	40.5
Average Age (Male)	35.8	36.3	37.9
Average Age (Female)	41.1	42.5	43.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,622	24,728	69,913
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$59,328	\$60,626	\$59,051
Average House Value	\$165,006	\$158,431	\$142,151

* Demographic data derived from 2010 US Census



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