

374 DELAWARE AVENUE

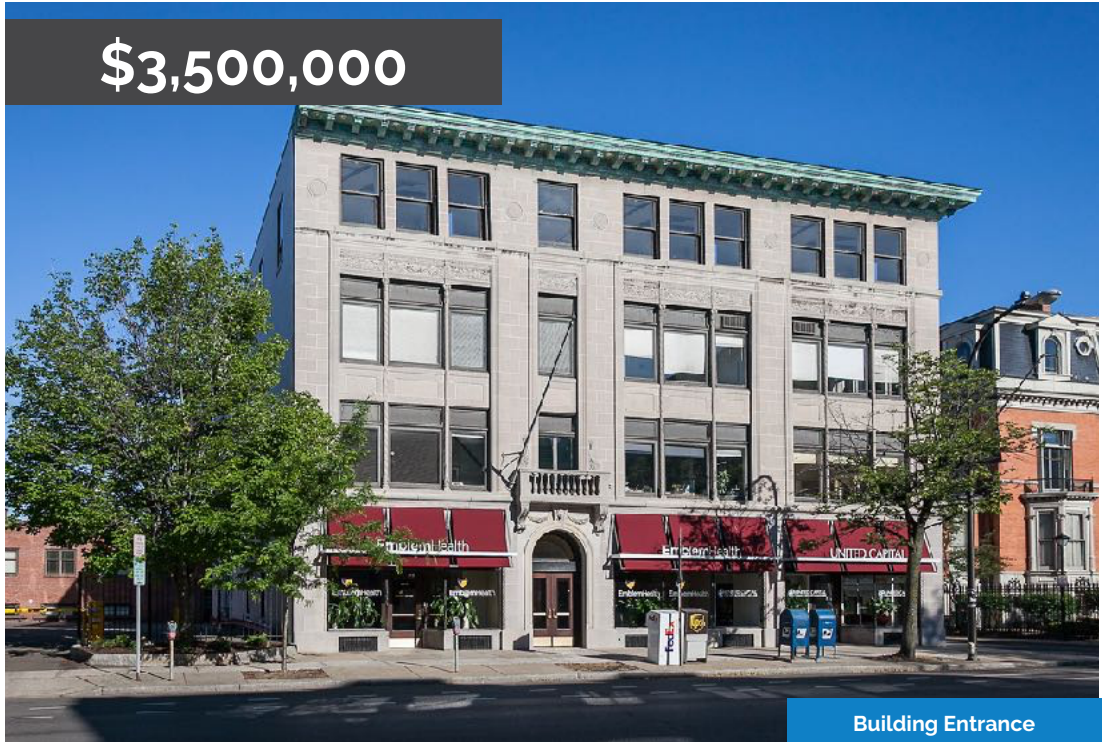
AVAILABLE FOR SALE

374 Delaware Avenue, Buffalo, NY 14202

DESCRIPTION:

The Huyler Building was constructed in 1922 amidst a business resurgence on Buffalo's famed Delaware Avenue. The elegant Classical Revival façade of the Huyler Building befits Buffalo's rich architectural history. The Huyler company (once the largest and most prominent chocolate maker in the United States) apparently sought to build its flagship store in Buffalo on the city's most fashionable commercial corridor. Similarly it was probably no coincidence that the next owner, Pitt Petri import shop, with its selection of elegant, tasteful and high-end goods, also elected to make its home on fashionable Delaware Avenue. The Huyler Building, both through its appearance and its occupants, is an excellent reminder of Delaware Avenue's once-thriving upscale commercial character and it remains one of Buffalo's preeminent buildings.

\$3,500,000



Building Entrance



Building Photo



Interior



Building Photo

- 26,221 SF
- \$37,500 Property Taxes
- Easy access to I-190 and to Rt.33
- 15,789 Avg. Annual Daily Traffic
- Zoning: N-1C Mixed Use
- On site parking

Zip Code Demographics:

| | | | |
|------------------------|-----------|-------------------------|---------------|
| Population in zip code | 3,911 | Median Household Income | \$46,439 |
| # Businesses | 811 | Occupied Housing Units | 1,892 |
| Median Home Value | \$322,200 | Area within Zip Code | .83 sq. miles |



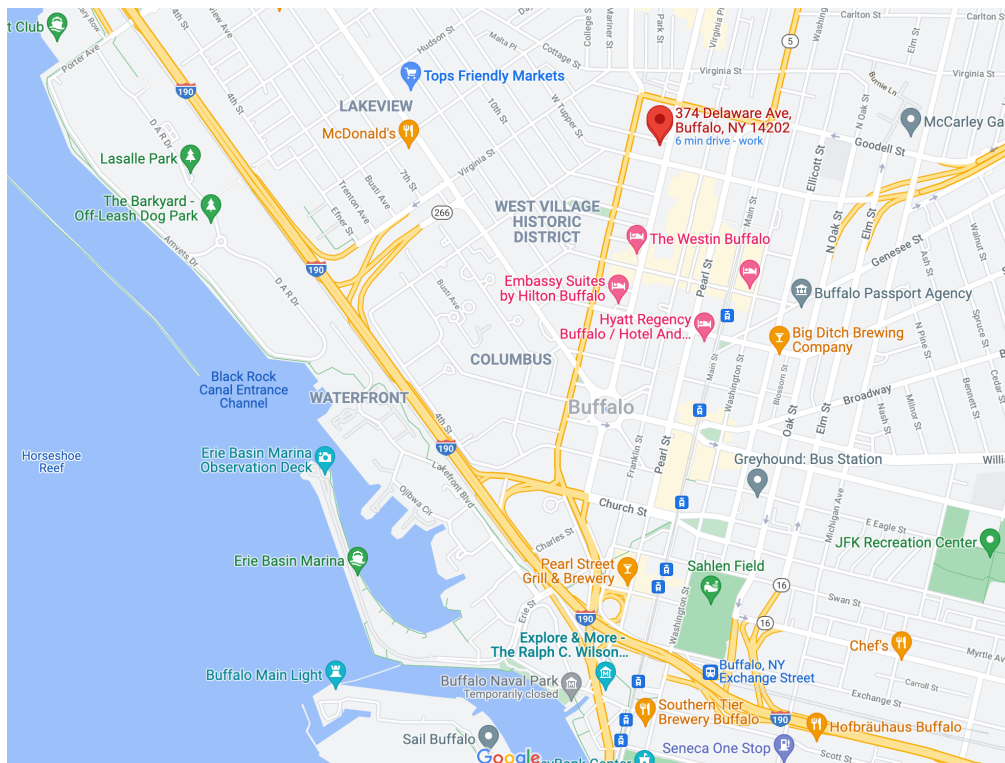
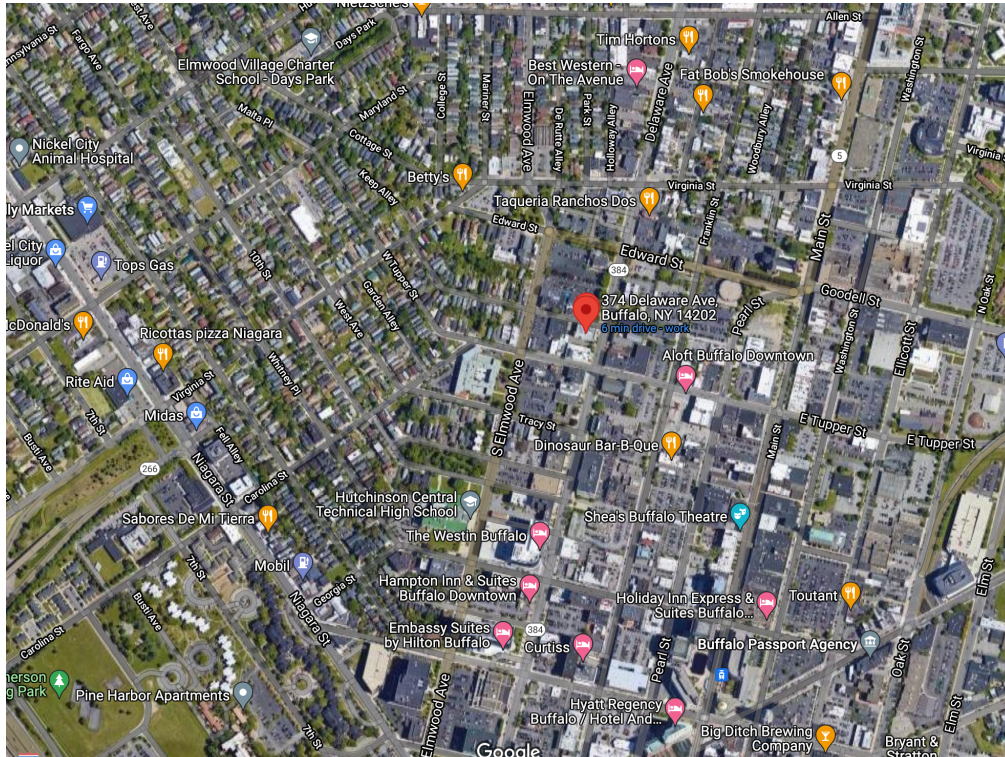
MAIN OFFICE:
501 John James Audubon Pkwy
Ste. 400
Amherst, NY 14228

For more Information or to schedule a tour call:
John McDonald – Leasing Manager

716.874.4880

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