

305-323 WEST FERRY STREET

AVAILABLE FOR SALE

313 West Ferry St., Buffalo, NY 14213

DESCRIPTION:

Buffalo's West Side has for decades been one of the busiest retail areas of the entire city. Rich in history, the area has become extremely diversified. It remains one of the city's busiest retail corridors. The corner of Grant St. and West Ferry leads the way. Foot traffic is very heavy and the building is located on a major public transportation route. The building also has a large dedicated parking lot. Currently divided into 4 retail units, this building is one of the jewels of the area. Each unit has large store front windows and the exterior has a beautiful street presence which was updated in 2006. Access to I-190 is 1/2 mile away.

\$1,650,000



Building Exterior



Tenant Entrance



Tenant Entrance



Tenant Entrance

- 21,396 Sq. Ft.
- \$32,445 Property Taxes
- Four Retail Units
- Large Adjacent Parking Lot
- Zoning Code: N-2C (Mixed Use Center)
- AADT: 11,469

Zip Code Demographics:

Population	24,465	Avg. Household Income	\$25,939
# Businesses	308	Area within Zip Code	2.26 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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