

**FOR SALE**

# Commercial Building

1395 Clinton Street, Buffalo, NY 14206



## PROPERTY HIGHLIGHTS

- Solid brick building, approximately 10,400 Sq. Ft.
- Located in the Clinton Bailey market area
- Three floors- includes office, production area, warehouse area & retail
- Two overhead doors and former dock on the front of the building
- Central location. Minutes from Downtown Buffalo, Access to I-90
- 5 parking spaces and on-street parking
- 4 newer gas forced air furnaces
- Current Certificate of Occupancy
- Power- 3 phase; 120/208 volts
- All new electric and LED lighting system
- Newer hot water tanks
- Property is perfect for an owner user or multiple tenants
- Perfect for Brewery, Warehouse, Distribution or Office
- Good potential income for investors



344 Delaware Ave, Suite 200, Buffalo, NY 14202



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

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