

FOR SALE

Flexible Commercial Property

2464 Main Street, Buffalo, NY 14214



PROPERTY HIGHLIGHTS

- 4400SF building, along with useable basement
- Many recent improvements: new roof '21, interior and exterior painting '21, updated plumbing and electric '20, etc
- Currently used as a very popular event center - business can be purchased as part of sale
- Adaptable for many commercial uses with open layout: Zoned N-3C
- Building is a corner location (Greenfield cross street)
- Right across from the TriMain Center
- Garage for cars and/or storage, along with parking in rear
- Unmetered Street Parking on both Main and Greenfield
- 4 bathrooms and 4 main event rooms
- Current C of O on the property
- Full address is 2464 and 2468 Main St

HANNA
COMMERCIAL REAL ESTATE
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.

David Doerr
Associate Real Estate Broker

716.208.9514

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5 MILE DEMOGRAPHICS



POPULATION
366,080



HOUSEHOLDS
160,369



MEDIAN HH INCOME
\$47,105



AVERAGE HH INCOME
\$65,497



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