

FOR SALE

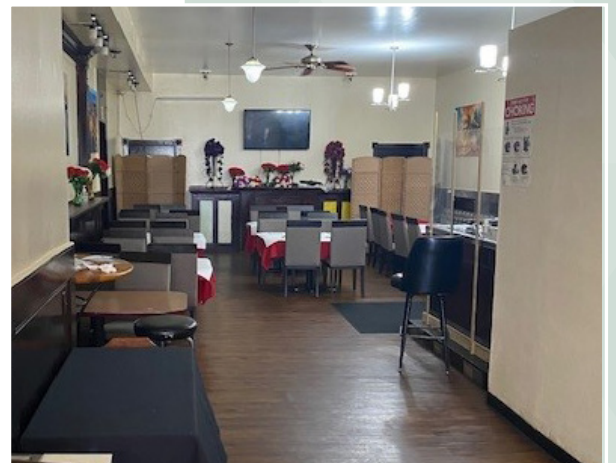
Mixed Use/ Investment Property- Downtown Buffalo

452 Pearl Street, Buffalo, NY 14202



PROPERTY HIGHLIGHTS

- Mixed Use Building with two second floor apartments and two first floor restaurants
- Great Income currently with further upside potential
- Located directly across from Shea's Theatre's Pearl St entrance (Shea's capacity is 3,000+)
- Development and Redevelopment happening all around this property
- Heart of Downtown Buffalo Entertainment and Theatre Districts
- Both first floor restaurant spaces currently leased
- Second floor apartments (a 3 bed and a 1 bed) with numerous updates and each include a garage space
- Ask agent for Income/Expense and further tenant and rental information
- Alley access to the back of the property (Asbury Alley)
- Surrounded by many parking options
- Most restaurant equipment included in the sale



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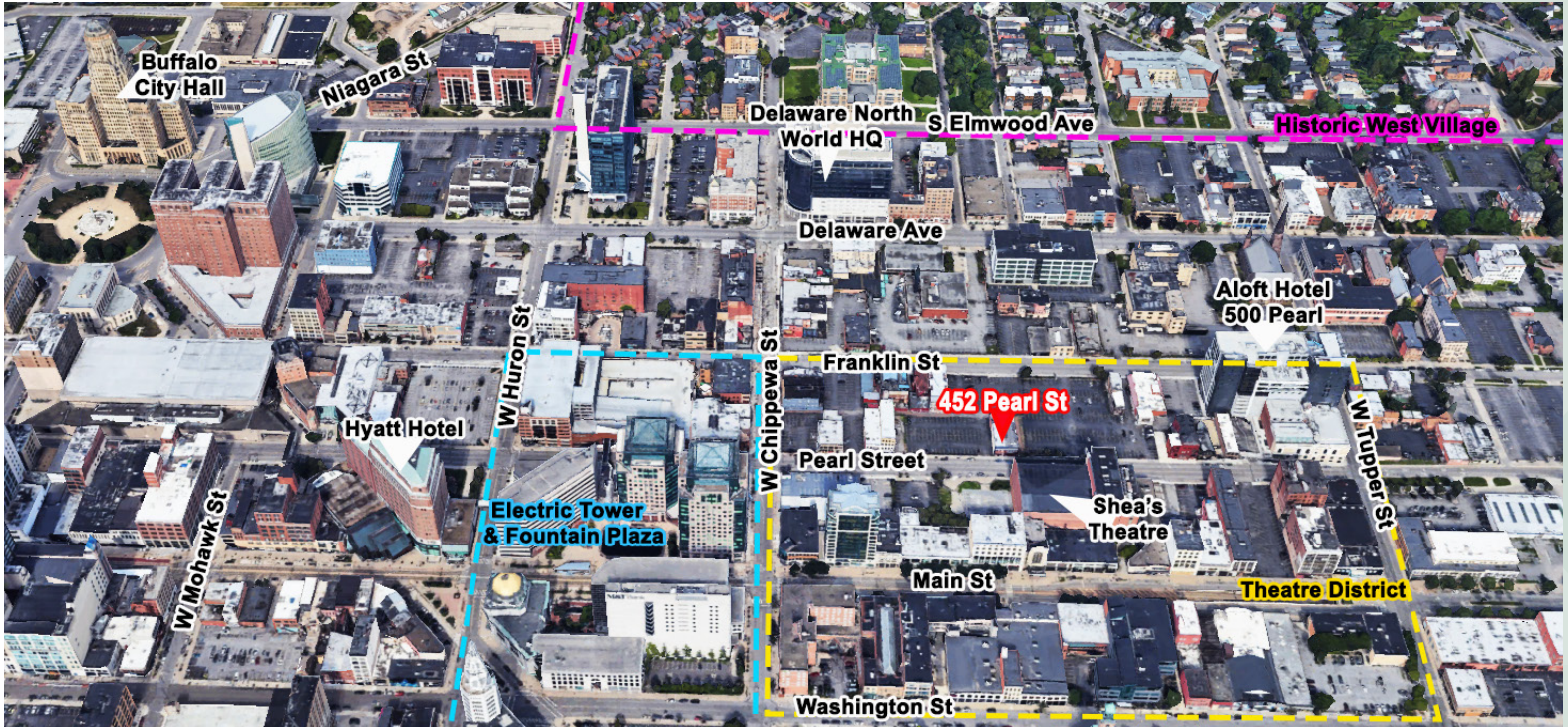
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5 MILE
DEMOGRAPHICS



POPULATION
271,380



DAY POPULATION
167,590



HOUSEHOLDS
118,431



AVERAGE HH
INCOME
\$59,205

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