

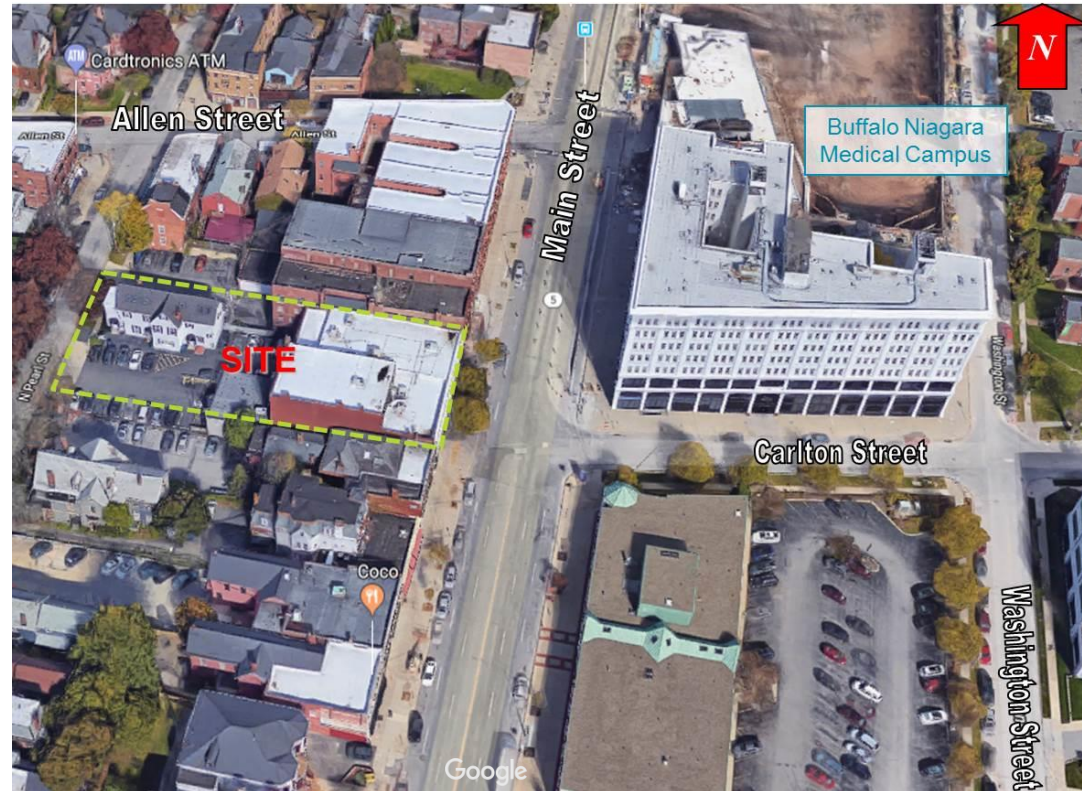
UNIQUE BUFFALO NIAGARA MEDICAL CAMPUS OPPORTUNITY

SEALED BIDS DUE FEBRUARY 28, 2019

906-910 MAIN STREET 71 & 75 PEARL STREET, BUFFALO, NY	
TOTAL SQ. FT.:	Three Contiguous Parcels Totaling 26,684 ± SQ. FT.
	Main Street: 21,396 ± SQ. FT. Warehouse: 1,620 ± SQ. FT. Apartment: 3,668 ± SQ. FT.
ACREAGE:	.4786 ± Acre
TAX ID:	100.78-5-7 – 906 Main Street 100.78-5-27 – 71 N. Pearl 100.78-5-28 – 75 N. Pearl
COMMENTS:	Attractive Historic Property

Property Highlights

- Downtown Buffalo mixed-use / residential opportunity available for sale
- The Main Street site is improved with a two and three-story row building containing 21,396 ± Sq. Ft. of gross building area
- Attached to the rear of the building is a one-story 1,620 ± Sq. Ft. warehouse with an address at 71 North Pearl Street
- Also part of the property is a two-story frame house containing three (3) apartments totaling 3,668 ± Sq. Ft. with an address at 75 North Pearl Street
- All buildings on-site share a parking lot with space for approximately 25 ± cars, access via North Pearl Street
- Ideally located adjacent to the Buffalo Niagara Medical Campus on Main Street
- Pedestrian-friendly, walkable neighborhood with easy access to Buffalo's Central Business District, the Buffalo Niagara Medical Campus, Allentown, Elmwood Avenue, Theatre District, Restaurant Row, and more
- Proximate to NFTA Metro and Bus routes
- Well known location



For more information and bid instructions, contact:

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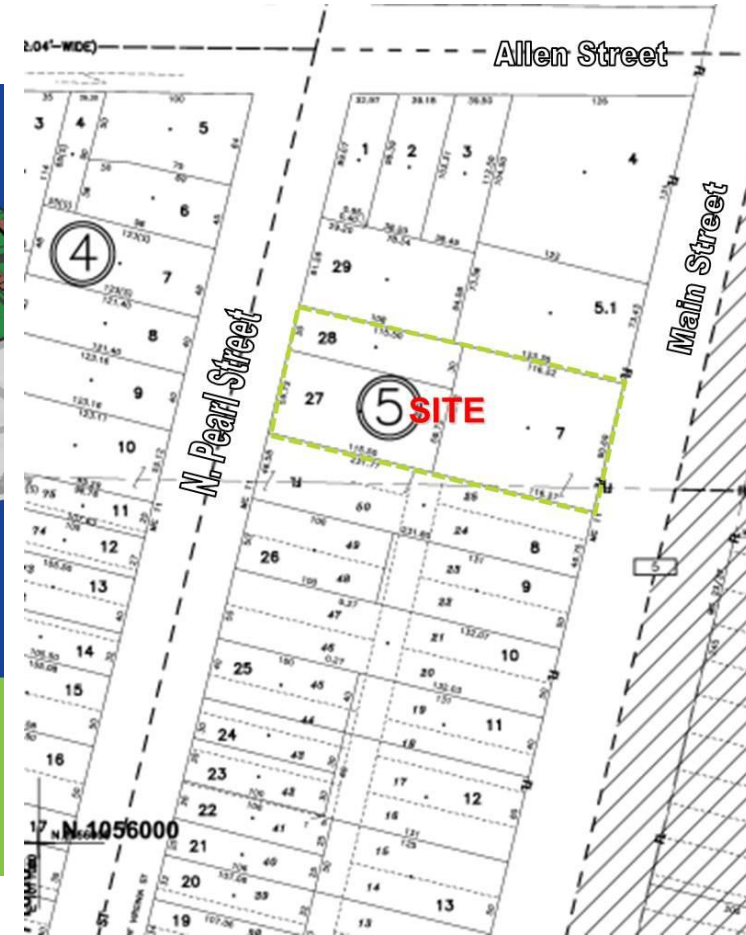
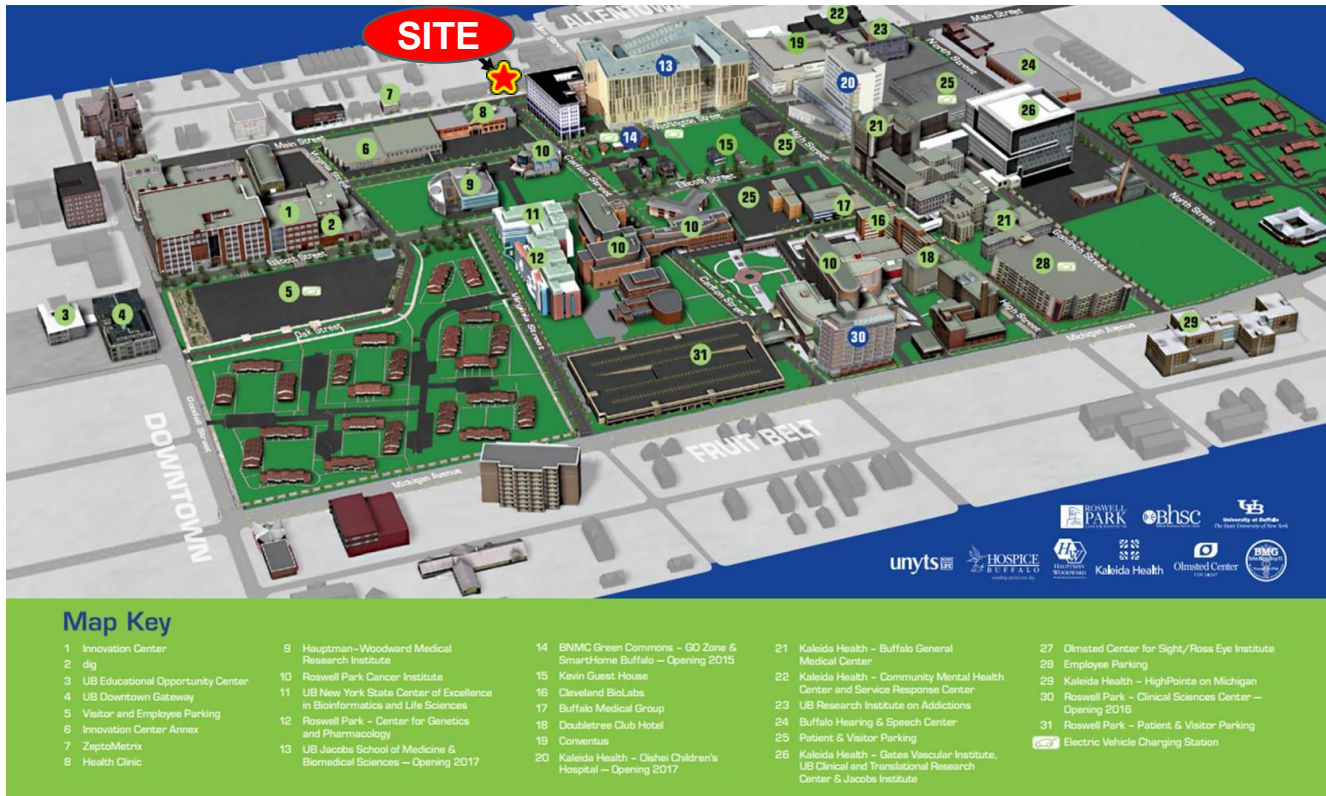
AVAILABLE DOCUMENTS

1. Property Summary
2. Survey
3. Phase I Environmental
4. Area Demographics
5. Floor Plans

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BUSINESS SUMMARY

	1 Mile	3 Miles	5 Miles
Total Businesses:	2,060	5,295	9,279
Total Employees:	71,805	142,109	196,808
Total Residential Population	24,495	123,655	303,267
Employee/ Residential Population Ratio:	293	115	65



Buffalo Niagara Medical Campus
Location Map

Tax Map