

FOR SALE

112 Franklin Street & 60 Niagara Square

Buffalo, NY 14202



Two Adjacent Buildings For Sale

## Two Downtown Buffalo Buildings Totaling 14,101 ± SF

### Property Highlights

- Two adjacent buildings for sale in the City of Buffalo
- Premier location at the corner of Franklin Street and Niagara Square in the Joseph Ellicott Historic District
- 4 short term tenants in place (2 office tenants and 2 restaurant tenants)
- Easy access to NYS Thruway I-190 & Route 33 Expressway
- Close to US, State, County and City offices and Courthouses, Sahlen Field, Canalside Entertainment District, and within Buffalo's Central Business District
- Nearby amenities include restaurants, banks, hotels, and postal services
- Ideal for: office users, investors, redevelopment/conversion, owner-occupiers

### Building Features

Total Building(s) Size	14,101 ± sq. ft.
112 Franklin St (3 stories)	8,769 ± sq. ft.
60 Niagara Sq (2 stories)	5,332 ± sq. ft.
Lot Size	0.15 ± acres combined
Zoning	N-1D (Downtown Hub)

Demographic	1 Mile	3 Miles	5 Miles
Population	15,807	109,658	276,514
Average H.H. Income	\$72,568	\$67,577	\$66,993

Source: ESRI Business Analyst 2023

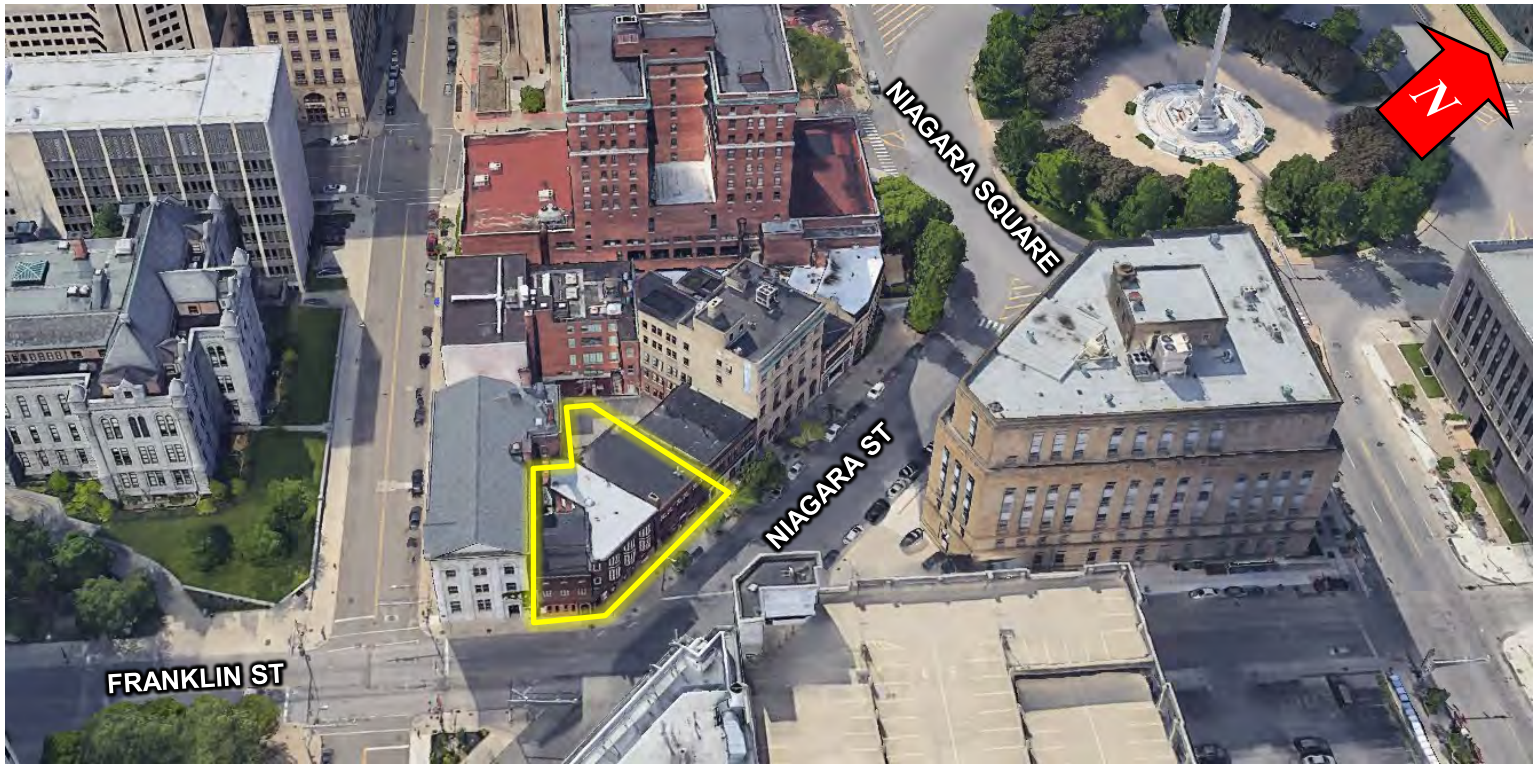
### Contact

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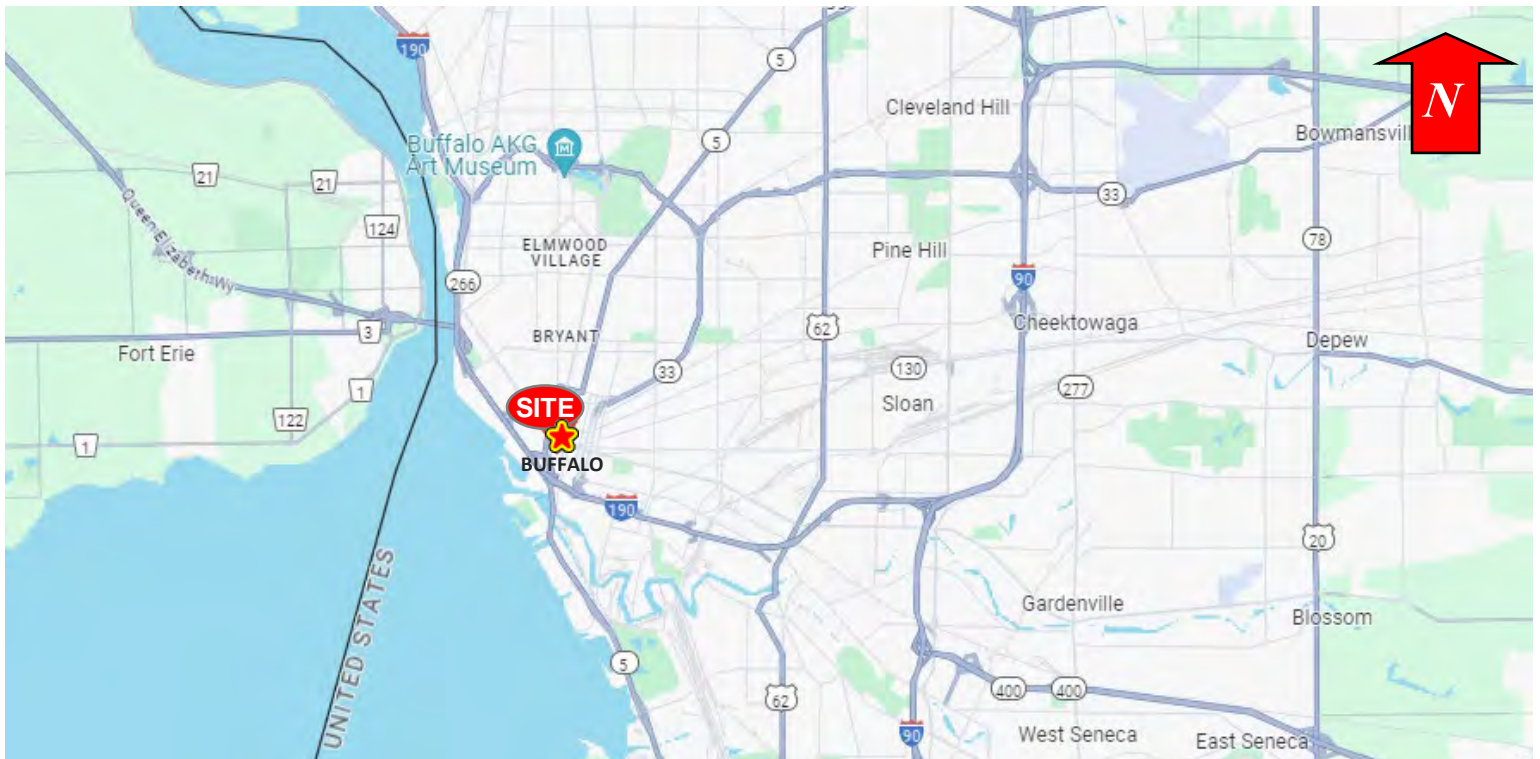
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Aerial



Location Map

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Property Photos