

FOR SALE

LYONS HALL

2048 MAIN STREET
BUFFALO, NEW YORK



OFFERING
MEMORANDUM

EXECUTIVE SUMMARY

Cushman & Wakefield | Pyramid Brokerage Company is pleased to present 2048 Main Street for sale. Known as **Lyons Hall**, this distinguished five-story building is situated in the Parkside/Delaware Park neighborhood in Buffalo, New York. Designed in the neo-Gothic style by architect Louis Leinert, the property comprises approximately 77,000 square feet and stands as one of the area's most architecturally significant structures.

Formerly Mount St. Joseph High School, Lyons Hall underwent substantial revitalization following its acquisition by Canisius College (now University) in 2006. The property stands as a testament to Buffalo's rich architectural legacy.

This offering represents a rare opportunity to invest in a prominent redevelopment asset along one of Buffalo's primary Main Street Corridors, positioned in a premier location with strong long-term redevelopment potential.

Interested parties may obtain access to the full offering and due diligence materials by completing a confidentiality agreement via the [SharpLaunch](#) link below.

[LINK TO SHARPLAUNCH](#)

Please contact the Exclusive Agents below for further information or to arrange a tour.

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2048 MAIN STREET, BUFFALO, NY



PROPERTY INFORMATION



ADDRESS:

2048 Main Street
Buffalo, New York



BUILDING SIZE:

77,000± Sq. Ft.



ACREAGE:

1.46± Acres



STORIES:

Five



Zoning:

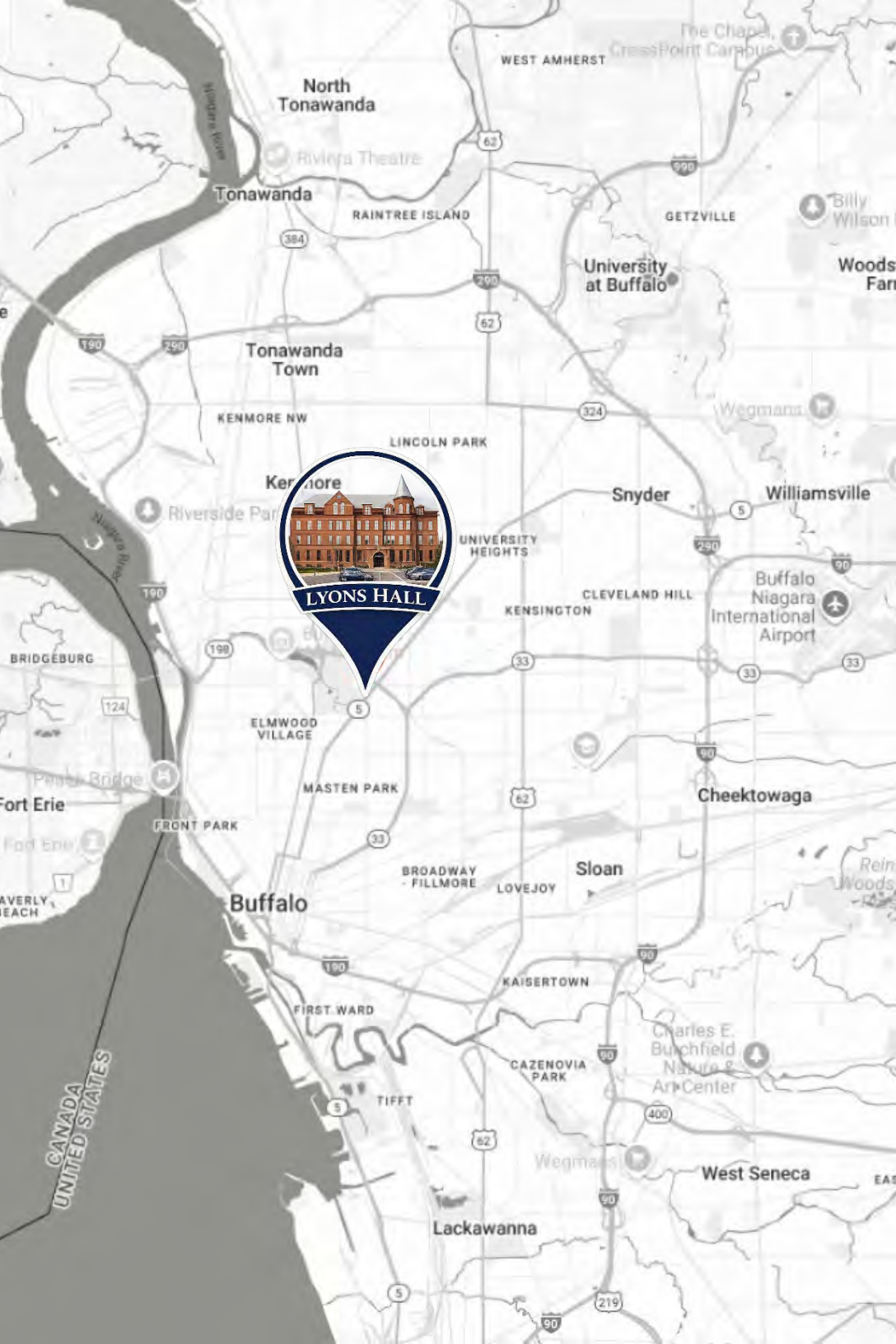
D-E (Educational Campus)



PROPERTY HIGHLIGHTS

- Five-story, 77,000± square foot neo-gothic building
- Interior fully gutted and delivered in shell condition, offering a clean slate for redevelopment
- Surface parking lots in front of and behind the building
- Frontage and access along Main Street via a reciprocal easement with Canisius University
- Immediate access to NYS Route 33, providing efficient connectivity to Downtown Buffalo and the Buffalo Niagara Medical Campus
- Adjacent to the NFTA Metro Rail Humboldt Station, offering convenient public transit access
- Located within Buffalo's established Parkside/Delaware Park neighborhood
- Situated along the Canisius University campus, serving approximately 2,400+ students across more than 100 academic programs
- Proximate to major cultural and recreational anchors, including Delaware Park, the Buffalo Zoo, and the Albright-Knox Art Museum
- Well-positioned for adaptive reuse, including residential, mixed-use, office, or institutional redevelopment





LOCATION OVERVIEW

Lyons Hall is located in **Buffalo's Parkside/Delaware Park neighborhood**, one of the city's most prominent and historic corridors. The property is **directly adjacent to Canisius University**, a private Jesuit institution with over 2,400 students and 100+ academic programs, providing a built-in community of students, faculty, and staff.

Strategically positioned along Main Street, one of Buffalo's busiest and most visible throughfares, Lyons Hall offers excellent regional connectivity. The site provides **direct access to NYS Route 33 (Kensington Expressway)** and is just minutes from the I-190 and I-90 NYS Thruways, facilitating seamless travel throughout Western New York and beyond. The property sits adjacent to the **NFTA Metro Rail Humboldt-Hospital Station**, providing easy access to Downtown Buffalo, the University at Buffalo South Campus, and other key destinations.

The surrounding neighborhood features a mix of institutional, residential, and retail uses. Nearby anchors include the Buffalo Niagara Medical Campus, Downtown Buffalo's Central Business District, and renowned cultural institutions such as the Albright-Knox Art Gallery, Burchfield Penney Art Center, and the Buffalo Zoo.

With its strategic location, transit accessibility, and proximity to Buffalo's educational, medical, and cultural assets, Lyons Hall presents a compelling opportunity for investors and developers.



Demographics

Within 5 Miles



380,119
POPULATION



\$78,080
AVG. INCOME



36.6
MEDIAN AGE

MARKET HIGHLIGHTS



PRIME MAIN STREET VISIBILITY in a high-traffic corridor connecting Downtown Buffalo to the Northtowns.



DIRECT ACCESS TO NYS ROUTE 33, minutes from Downtown Buffalo and the Buffalo Niagara Medical Campus.



STEPS FROM NFTA HUMBOLDT-HOSPITAL METRO RAIL STATION offering unmatched public transit connectivity.



ADJACENT TO CANISIUS UNIVERSITY, creating immediate demand for residential, retail, and service-oriented redevelopment opportunities.



WITHIN MINUTES OF UNIVERSITY AT BUFFALO SOUTH CAMPUS, broadening the academic and medical corridor appeal.



BUFFALO RANKS AMONG THE MOST AFFORDABLE HOUSING MARKETS in the U.S., making it attractive for redevelopment and investment.



BUFFALO IS THE SECOND-LARGEST CITY in New York earning the nickname the “Queen City”.



BUFFALO HAS A NATIONALLY RECOGNIZED RESEARCH CENTER devoted to oncology at Roswell Park Comprehensive Cancer Center.



STRATEGIC BORDER LOCATION provides access to 65% of the Canadian population within one day's drive.





198



SISTERS OF CHARITY HOSPITAL

MAIN STREET

KENSINGTON AVE

SCAJAQUADA EXPY

198



FOREST LAWN

MONTANTE CULTURAL CENTER

CHURCHILL ACADEMIC TOWER



MAIN STREET



CANALSIDE

DOWNTOWN BUFFALO CBD



KOESSLER ATHLETIC CENTER

HEALTH SCIENCE BUILDING

FOREST LAWN

JEFFERSON AVENUE

DELANAVEN AVENUE

SCIENCE HALL

ANDREW L. BOUWHUIS LIBRARY

BAGEN ADMINISTRATION BUILDING

LYONS HALL

MAIN STREET

ROADWAY AVENUE

2048 MAIN STREET, BUFFALO, NY

SALE PROCESS

1. Interested parties will complete the NDA via the SharpLaunch link below.

[Link to SharpLaunch](#)

1. Upon execution of the NDA, interested parties will gain access to due diligence materials.
2. After reviewing documents, interested parties can contact Richard J. Schechter and Kathleen Ponterio to set up a time to tour the property.
3. Offers to be submitted via email to Richard J. Schechter, Robert A. Schell and Kathleen Ponterio no later than June 5, 2026.
 - i. All offers will be submitted using the PSA template provided.
4. Offers will be reviewed, and prospective buyers will be contacted within the following week.

