



**FOR SALE**

# 5-UNIT VALUE ADD INVESTMENT OPPORTUNITY

## Property Highlights

- Two-building, five (5) unit investment opportunity
- Value-add potential with no deferred maintenance
- Roofs replaced 8 years ago
- Central Western New York location with immediate highway access
- Close proximity to Buffalo Niagara International Airport
- Supported by strong nearby employment drivers
- Ideals for investors seeking growth and long-term value

## Property Features

Total Units	Five (5)
Unit Mix	One (1) 3BD/3BA One (1) 2BD/1BA Three (3) 1BD/1BA
Total Size	6,175± Sq. Ft.
Lot Size	.20± Acres

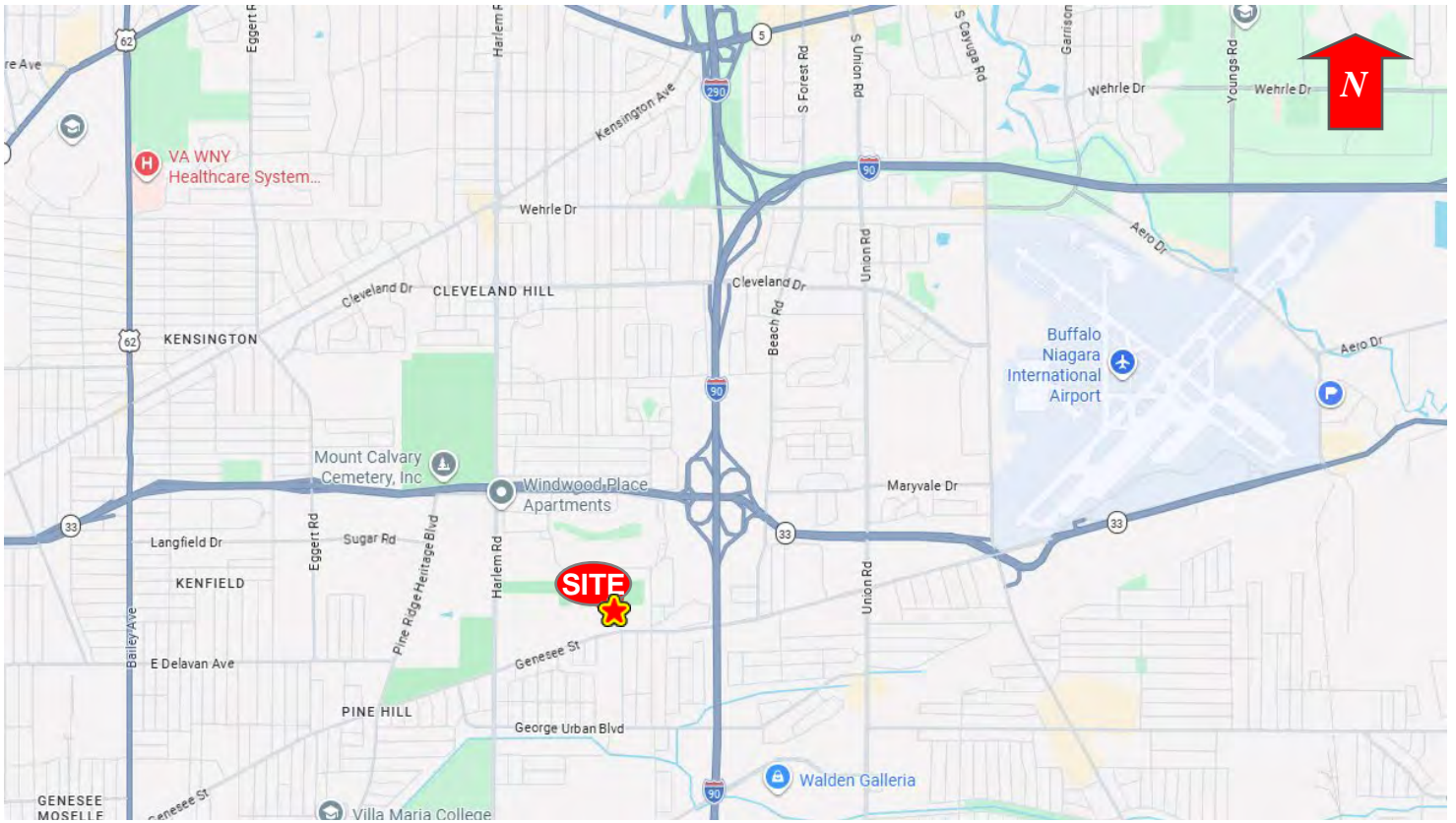
Demographic	1 Mile	3 Miles	5 Miles
Population	11,643	129,618	333,268
Average H.H. Income	\$76,910	\$77,307	\$84,810

Source: ESRI Business Analyst 2025

## EXCLUSIVE CONTACT

**Lucian Issa**  
Real Estate Salesperson  
+1 716 803 3492  
lissa@pyramidbrokerage.com

450 Corporate Parkway, Suite 102  
Buffalo, New York 14226  
+1 716 852 7500  
**pyramidbrokerage.com**



Location Map



Aerial