

FOR SALE

27,930+ SF FORMER SCHOOL BUILDING

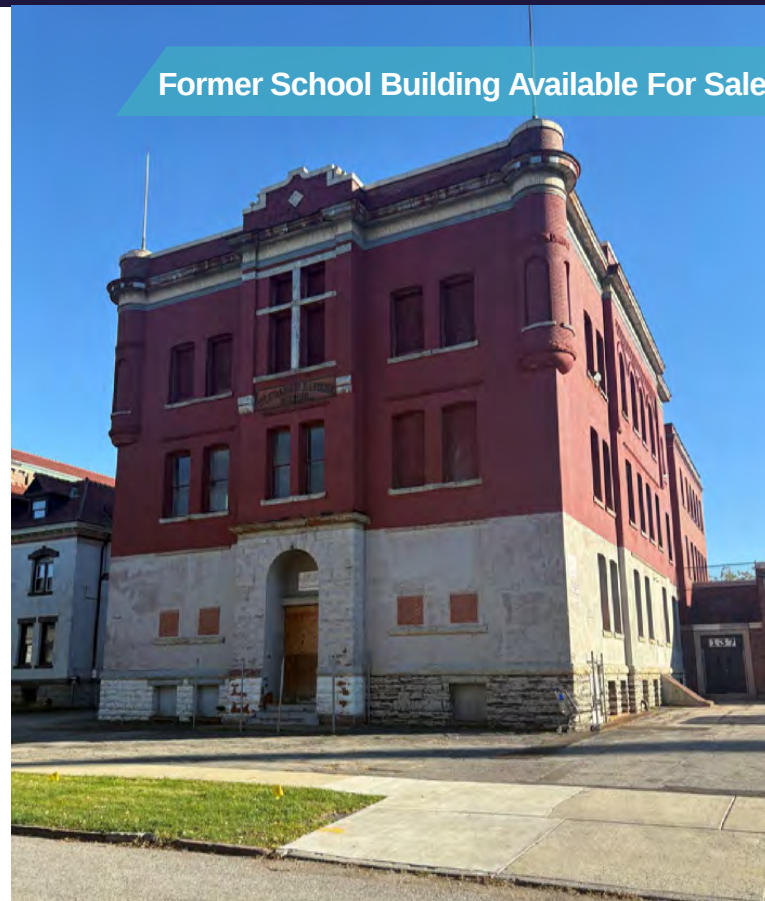
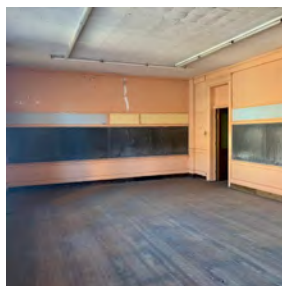
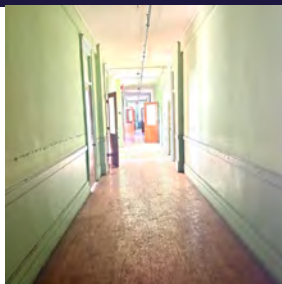
Building Features

Building Size 27,930+ Sq. Ft.

Lot Size 0.79+ Acres

Property Highlights

- Three-story Romanesque Revival style former school building
- Main building built in 1893 and 1910; gymnasium addition circa 1955
- High ceilings with large window openings for natural light
- Wide hallways and durable masonry construction
- Potential for Historic Tax Credits
- Convenient Black Rock location near Downtown, Niagara Street corridor, and major transportation routes
- 2 blocks from Niagara Street/Route 190
- 5 minutes from Buffalo State University
- Ideal For: multi-family residential conversion opportunities including:
 - Market-rate apartments
 - Affordable or workforce housing
 - Senior housing
 - Live/work art studios
 - Student housing
 - Group home
- Ideal opportunity for Charter School



Former School Building Available For Sale

Demographic	1 Mile	3 Miles	5 Miles
Population	17,433	137,069	294,104
Average H.H. Income	\$54,545	\$82,297	\$77,214

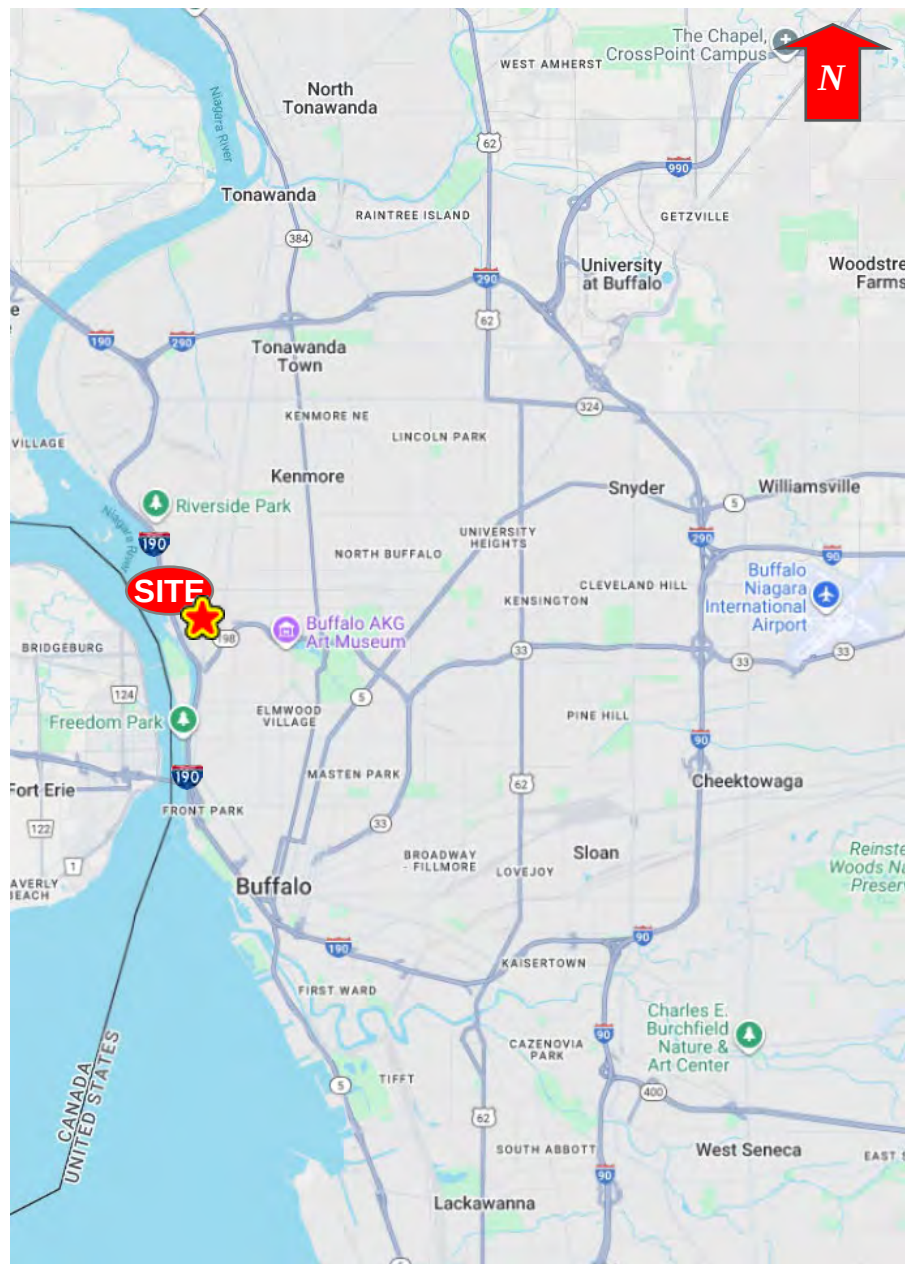
Source: ESRI Business Analyst 2025

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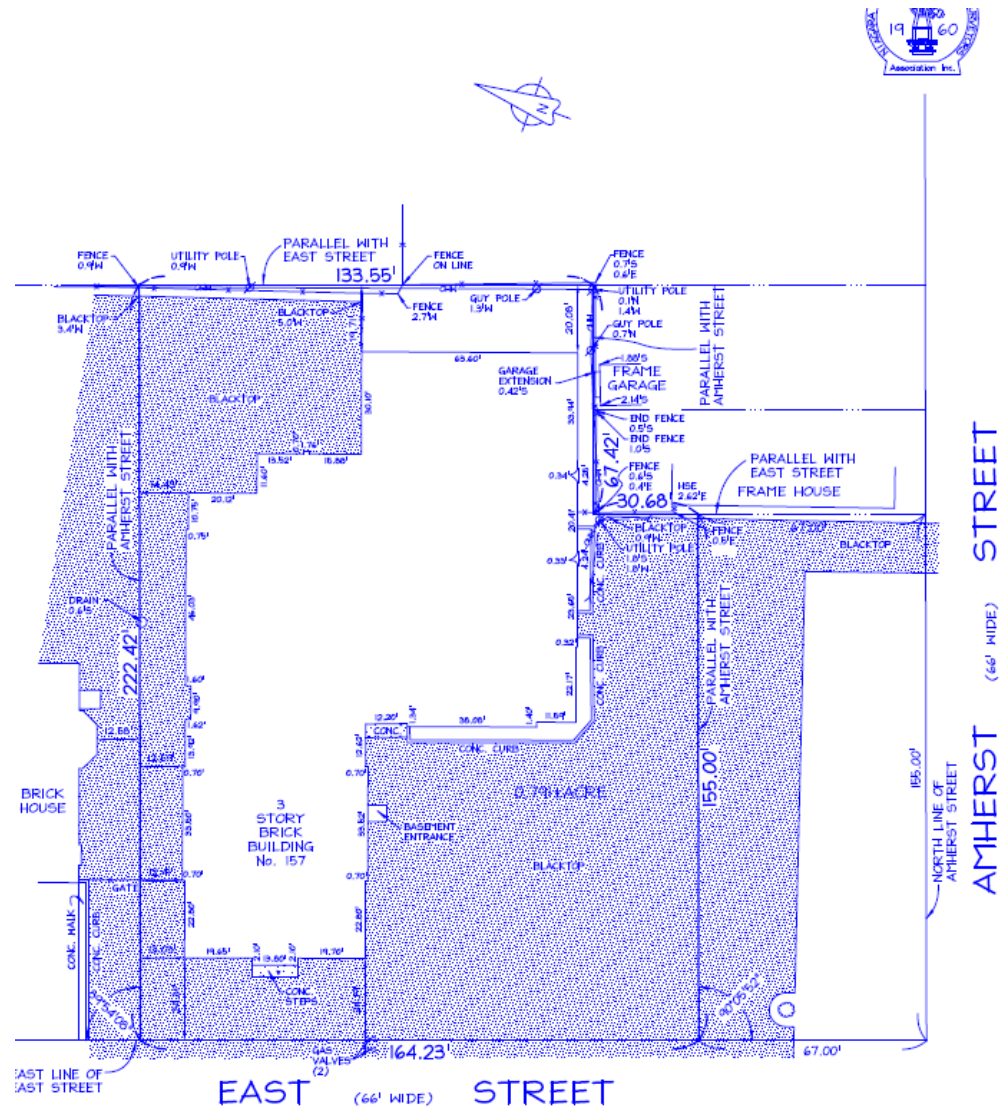
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Location Map

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Survey



Aerial

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