

FOR SALE / LEASE

Highly Visible Office Building

3297 Bailey Avenue, Buffalo, NY 14215

Property Highlights

- Available for sale or lease
- Flexible layout: private offices, open work areas, conference rooms
- ADA accessible with ample on-site parking
- Strong street presence on Bailey Avenue near UB South Campus
- RN-3C Zoning (mixed use center)
- Immediate occupancy available
- Exceptional connectivity to the greater Buffalo metropolitan area

Ideal for: office, medical, non-profit or redevelopment project

Building Features

Building Size 13,801 ± Sq. Ft.

Lot Size .8 ± Acres

Demographic	1 Mile	3 Miles	5 Miles
Population	29,512	188,734	421,827
Average H.H. Income	\$70,107	\$90,354	\$88,341

Source: ESRI Business Analyst 2025

EXCLUSIVE CONTACT

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3297 Bailey Avenue
Buffalo, NY



Location Map



Aerial