



FOR SALE OR LEASE

PROFESSIONAL OFFICE SPACE OR COMMUNITY EVENT SPACE

Property Highlights

- Two Story, 19,416± former YMCA
- 32 Car parking lot
- Playground, basketball, and tennis court enclosed in outdoor recreational area
- Gymnasium, running track, sauna and indoor pool
- Locker rooms and showers
- Classrooms and exercise rooms
- Existing office areas
- Located at a signalized intersection
- Situated on Delaware Ave with an established urban neighborhoods/ commercial corridor
- Ideal for educational/nonprofit organizations, community/event organizations, developers, and wellness/recreational operators

Building Features

Building Size	19,416± Sq. Ft.
Lot Size	0.92± Acres

Demographic	1 Mile	3 Miles	5 Miles
Population	28,891	180,888	367,412
Average H.H. Income	\$70,130	\$66,735	\$62,099

Source: ESRI Business Analyst 2026

EXCLUSIVE CONTACT

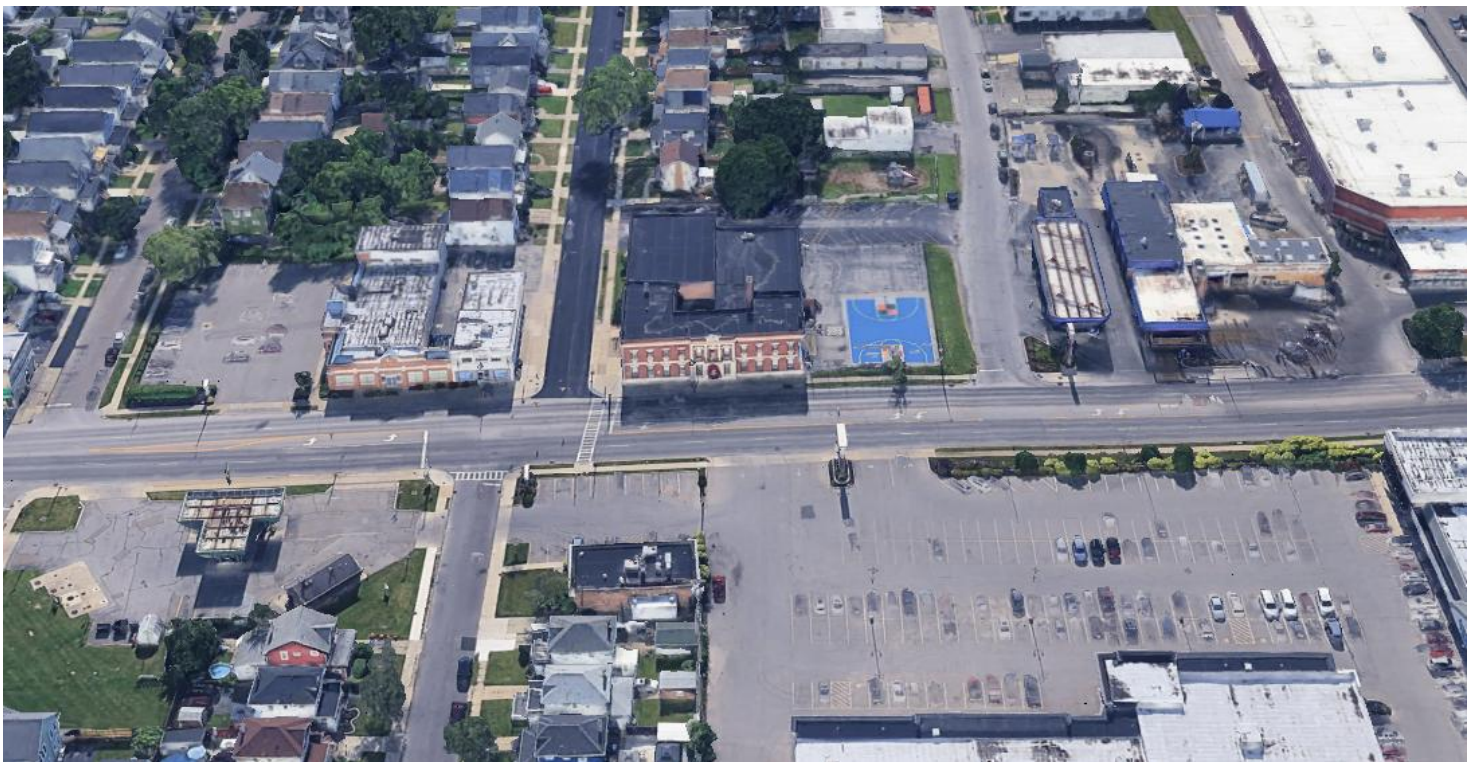
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Aerial



Angled View

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**CUSHMAN &
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**Pyramid Brokerage
Company**

**2564 Delaware Ave
Buffalo, NY**



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