CUSHMAN & WAKEFIELD | Pyramid Brokerage Company

1207 Delaware Avenue
Buffalo, New York



FOR SALE

13,304± SF DOWNTOWN BUFFALO MANSION

Property Highlights

- 13,304 SF historic mansion located on prestigious Delaware Avenue in Downtown Buffalo
- Exceptional visibility, curb appeal, and architectural character within one of Buffalo's most iconic corridors
- Proximate to Buffalo Niagara Medical Campus, Central Business District, Elmwood Village and Allentown
- Private parking on-site with additional nearby options
- Walkable location near restaurants, retail, and amenities
- Close to Buffalo cultural anchors, including the Albright-Knox Art Gallery, Burchfiel Penney Art Center, and Historic Delaware Park
- Ideal For: professional office users, investors or redevelopment opportunities

Building Features

Building Size	13,304± Sq. Ft.
Lot Size	0.39± Acres

Demographic	1 Mile	3 Miles	5 Miles
Population	31,087	185,390	349,404
Average H.H. Income	$91,331	$73,329	$76,271

Source: ESRI Business Analyst 2025

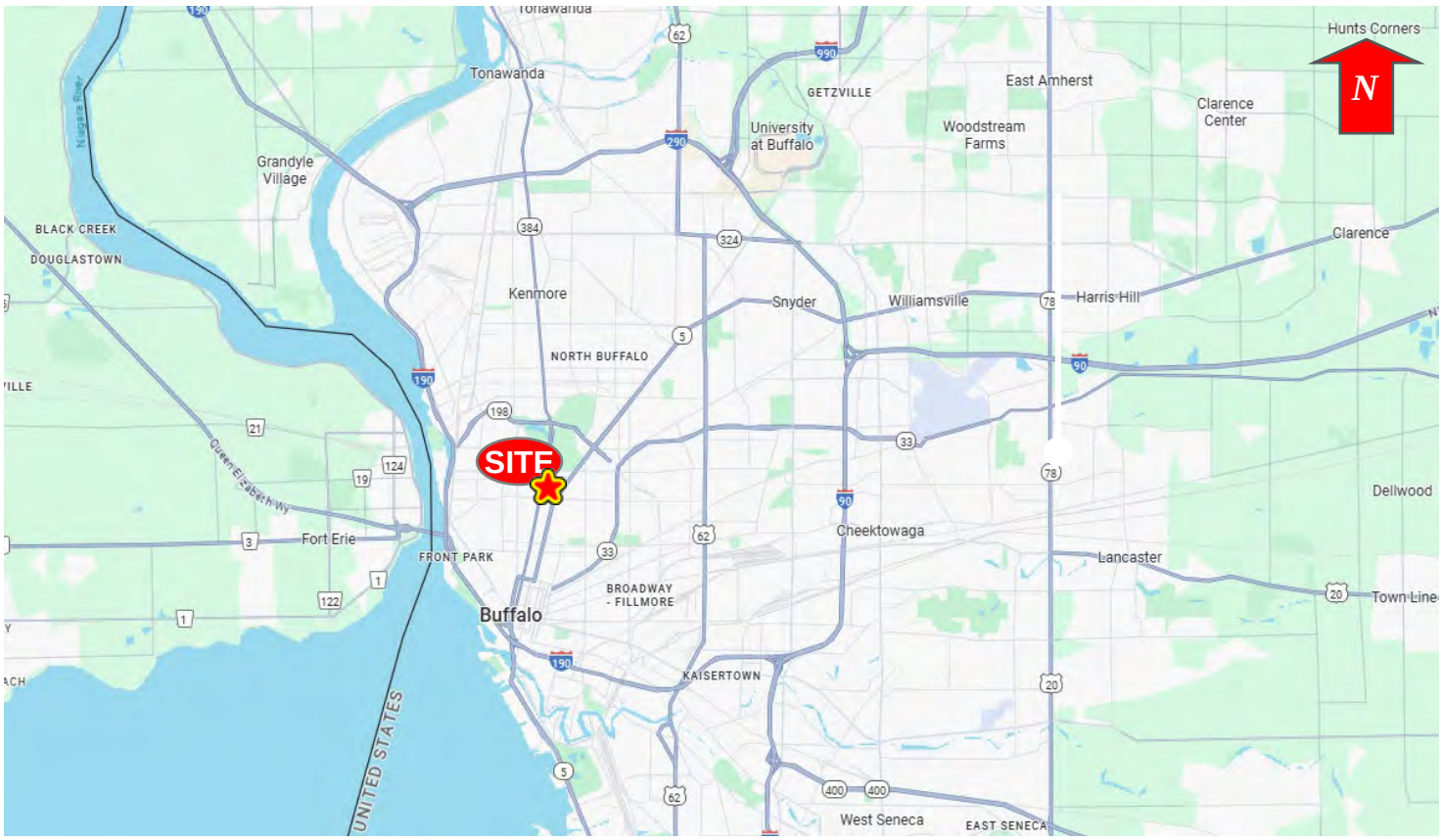
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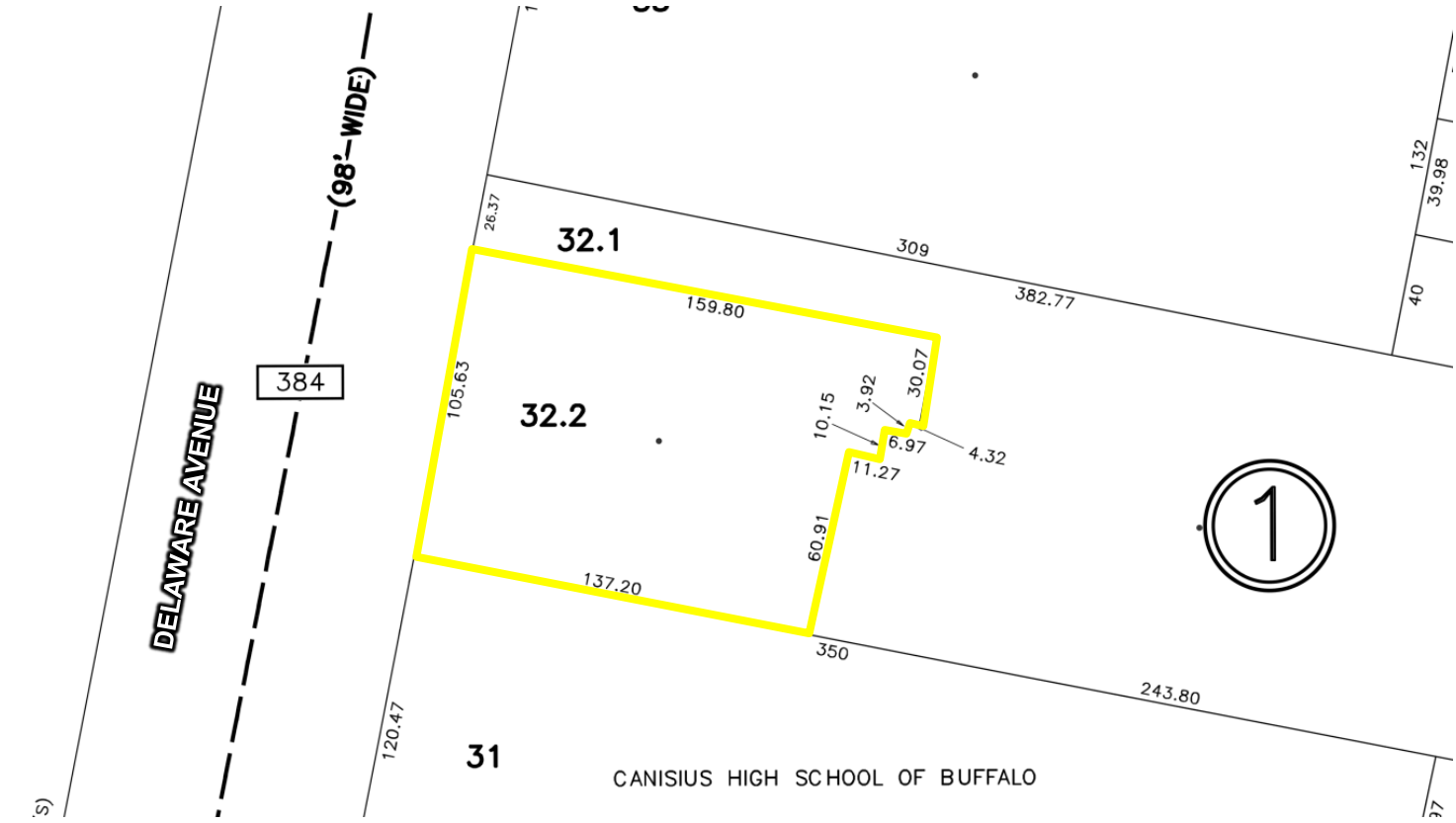
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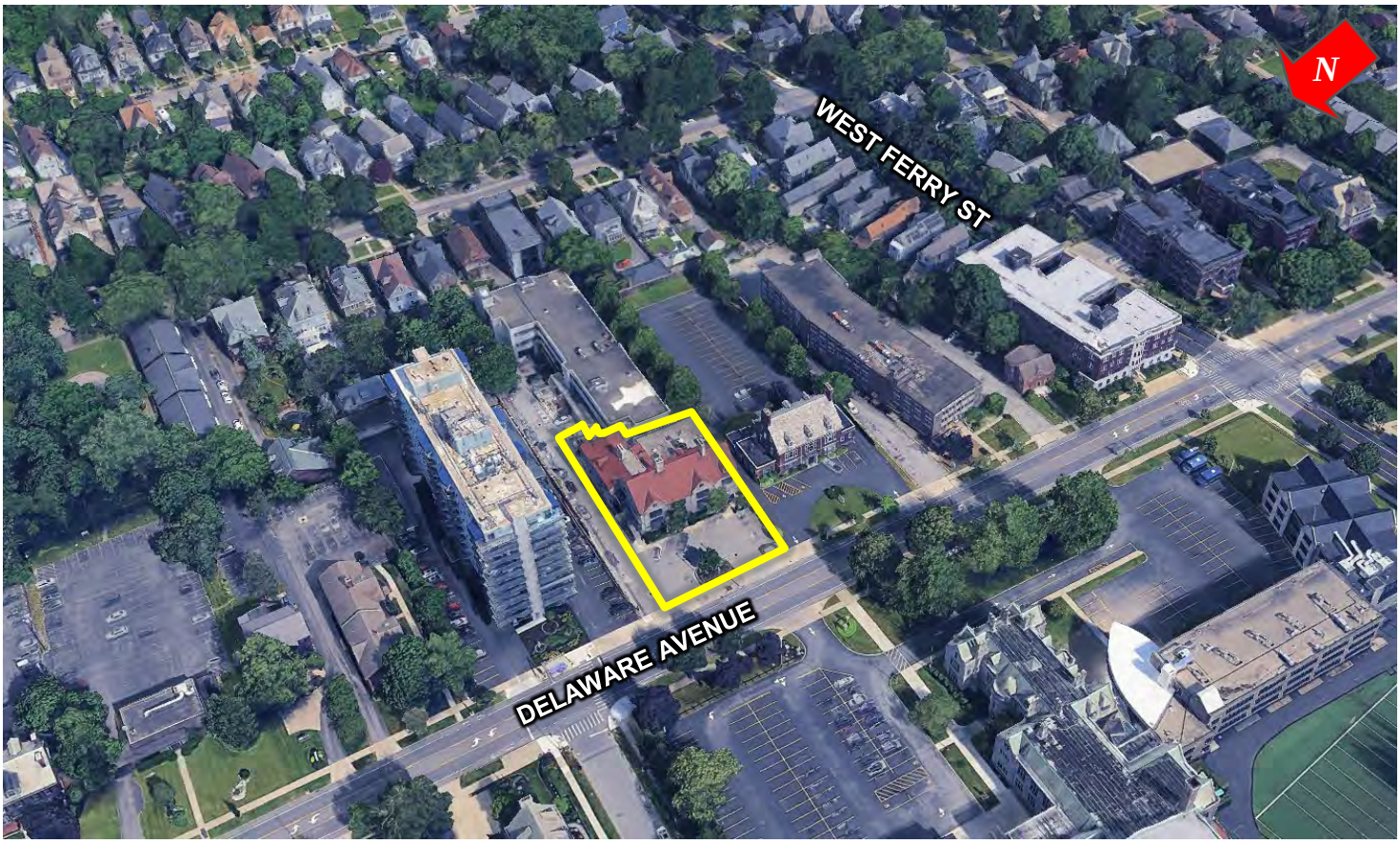
Location Map



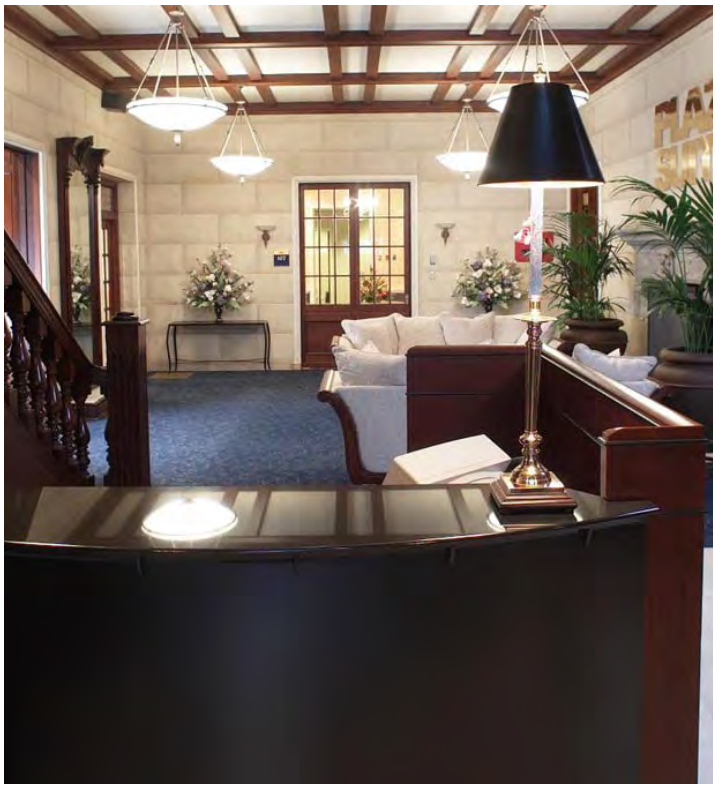
Tax Map

Tax Map

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Aerial





Property Photos

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