

FOR SALE

517 George Urban Blvd., Buffalo, NY



Solid brick, block and sided building of about 1,100 sf first floor and completely finished basement of about 1,100 SF. Constructed as a medical office, it has also served as an accounting office for over 25 years, most of which included an apartment occupancy in the basement. Fully air conditioned with concrete parking lot for up to 12 cars. Bathrooms up and down; shower, kitchen in the basement; ramp; glass block windows. Prominent corner location between Harlem and Union Roads.

PROPERTY OVERVIEW

Lot Size	0.16 +/- AC
Total SF	2,200 +/- SF
Year Built	1957
Stories	1
Parking	On Site

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	11,289	120,200	314,576
Total Households	5,109	51,304	135,097
Ave. Annual Income	\$51,900	\$52,400	\$57,783

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