

FOR LEASE

2282 Elmwood Avenue, Buffalo, NY 14217



Brick and Block office Building 7 offices and 4 meeting rooms on the first floor handicapped accessible Lavatory, reception. Available for Lease only. Office or retail use possible. The lease is + utilities, snow plowing and lawn maintenance. The landlord pays property taxes. Approximately 30 car parking with 3 curb cuts.

PROPERTY OVERVIEW

Lot Size	0.35 +/- AC
Total SF	4,800 +/- SF
Year Built	1987
Stories	1
Traffic Count	12,796 ADT
Parking	On Site

DEMOGRAPHICS	2 MILE	5 MILES	10 MILES
Total Population	79,116	321,516	646,438
Total Households	34,752	139,784	277,326
Ave. Annual Income	\$66,865	\$63,471	\$70,057



Ronald "Gunner" Tronolone

Licensed Associate Real Estate Broker

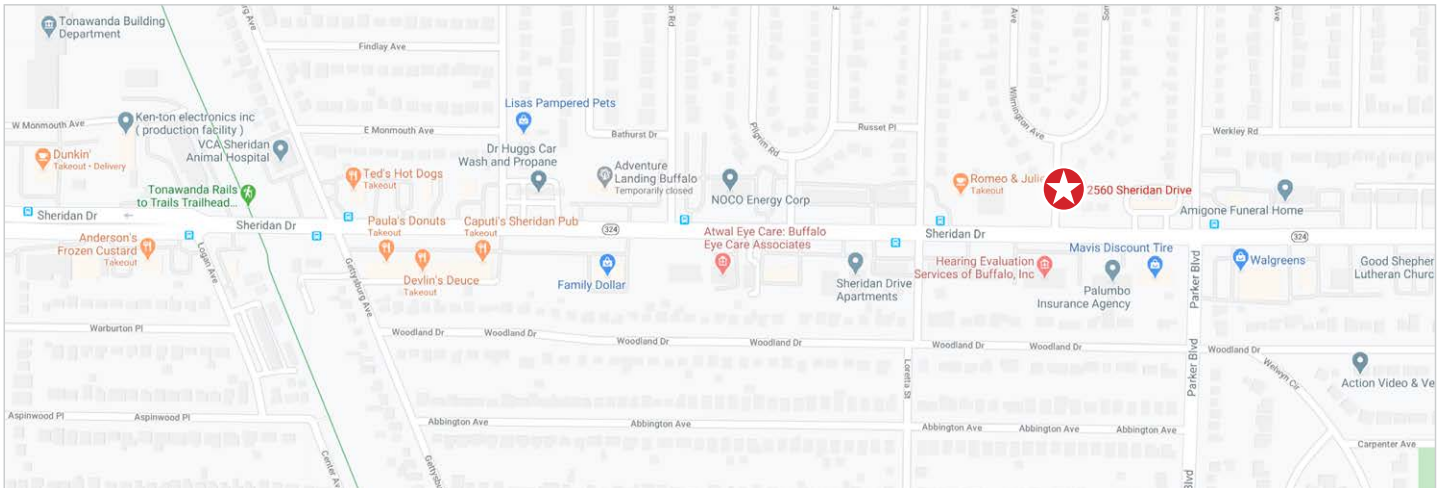
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COMMERCIAL

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