FOR SALE

Former School

215 Broadway St, Buffalo, NY 14204



PROPERTY HIGHLIGHTS:

- Prime redevelopment opportunity: as a school, multi-family, mixed use and/or commercial
- 27,000SF + on 3 floors
- Former St Mary's Lyceum and Belmont Housing Offices
- Existing Auditorium (capacity approx. 800)
- Additional Basement/Garden level of 9,000SF +
- Includes 217 Broadway vacant parcel for a total of 1.24 acres
- Room for further development on parcel for development, parking, amenities, etc.
- Immediately adjacent to downtown & easy access to I-190 and Route 33
- Located within the African American Heritage Corridor
- Next door to the Broadway Barns, slated to become mixed use redevelopment
- High potential for grants/tax credits/incentives (in a main focus area)
- Seller has completed preliminary plans along with Part 1 for Historic Tax Credits (will share with Buyer)
- List price $1,350,000



HANNA COMMERCIAL REAL ESTATE
344 Delaware Ave, Suite 200, Buffalo, NY 14202

EQUAL HOUSING OPPORTUNITY
The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

David Doerr
Associate Real Estate Broker
D: 716.426.0616
DavidDoerr@HannaCRE.com

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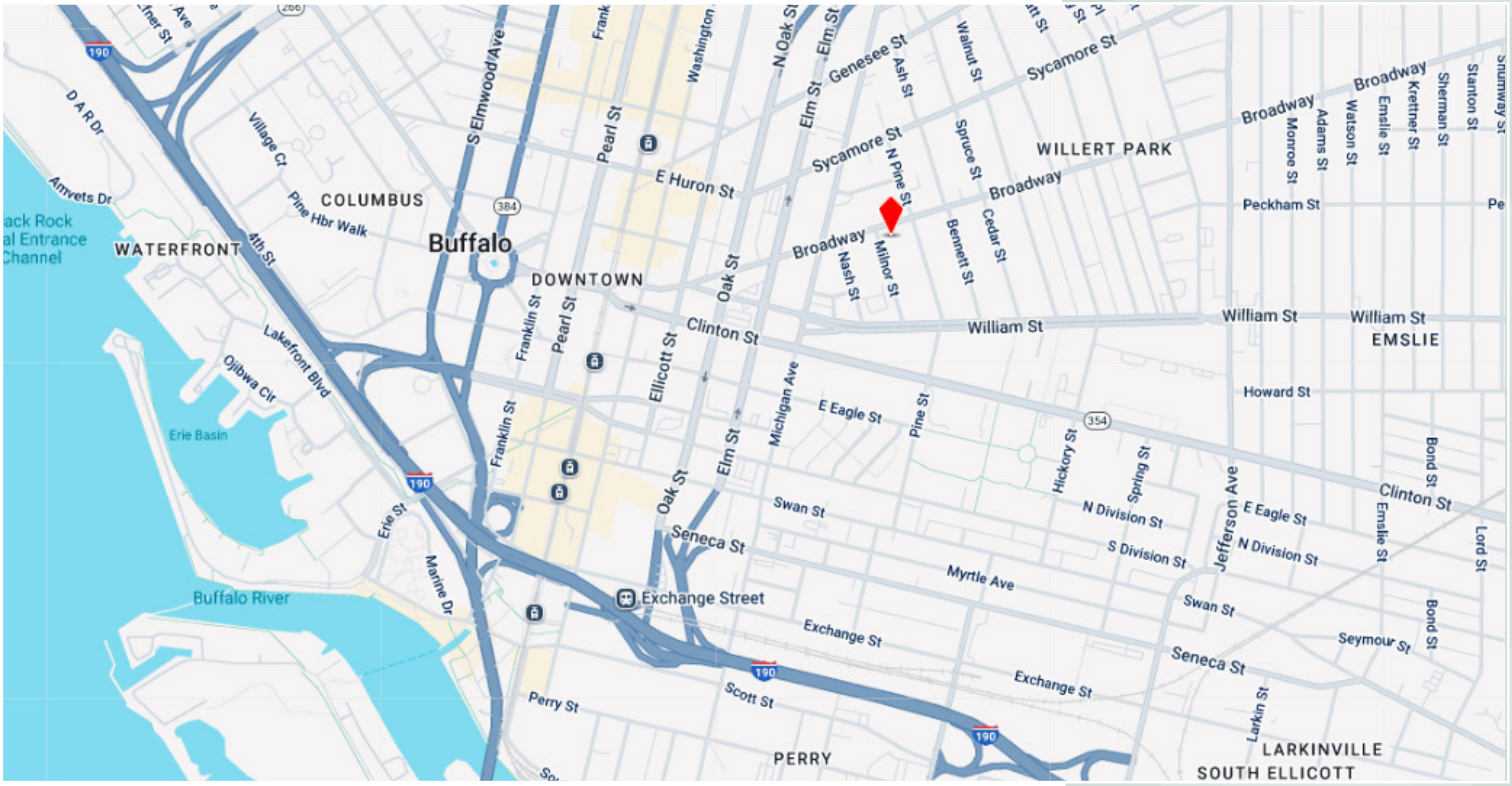













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