

21,400+/- SF Retail/Industrial Space

1085 E Delavan Ave, Buffalo, NY 14215



OFFERING SUMMARY

Sale Price:	\$725,000
Lot Size:	0.83 Acres
Year Built:	1920
Building Size:	21,400 SF
Zoning:	Commercial D-IL
Price / SF:	\$33.88

PROPERTY OVERVIEW

1085 East Delavan Avenue presents a unique opportunity to own a highly functional industrial property in a convenient central Buffalo location. The property features approximately 21,400+/- square feet situated on 0.83+/- acres and offers a variety of uses, including manufacturing, warehousing, distribution, contractor operations, or showroom space. The building has been well-maintained and is constructed with solid masonry and steel, providing a durable layout built for long-term industrial use. The facility has two drive-in doors at the front of the building, an additional overhead door at the rear, and secondary access/easement from Kirkpatrick Street, making it easy to maneuver deliveries, equipment, and fleet vehicles throughout the site. A 1,000-lb. overhead crane is also in place to support material handling and day-to-day operations. Inside, the office area includes a reception space, private offices, and a kitchenette, while still offering the flexibility to be converted into showroom or retail-style space if desired. Parking is available on both sides of the building, and the signalized intersection at the entrance provides excellent accessibility along with strong visibility in a high-traffic area. With its versatile layout, functional features, and accessible location, 1085 East Delavan Avenue is well suited for both owner-users and investors looking for a quality industrial property in the Buffalo market.

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LOCATION DESCRIPTION

Strategically located along East Delavan Avenue in Buffalo's active Genesee-Moselle industrial corridor, this property offers exceptional visibility and access within one of the city's most established light manufacturing districts. The site sits just minutes from the New York State Thruway (I-90), Route 33 (Kensington Expressway), and Route 198 (Scajaquada Expressway)—providing direct routes to downtown Buffalo, the Buffalo Niagara International Airport, and regional commercial hubs. Nearby points of interest include Erie County Medical Center, Canisius College, and Humboldt Parkway, with a range of retail services, supply houses, and trade businesses surrounding the property. East Delavan serves as a heavily traveled east-west corridor with signalized intersections, making access easy and convenient for employees, clients, and deliveries alike. The area's established commercial presence and excellent transportation connectivity make this a premier location for any industrial, fabrication, or service-based operation.

PROPERTY HIGHLIGHTS

- 21,400+/- SF free standing building
- Built in 1920, with historical charm
- Zoned Commercial D-IL
- Prime location in Buffalo, NY
- High visibility and foot traffic
- Versatile space for retail or other businesses
- Ample parking for customers



NY & PA Licensed Broker

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4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221

ADDITIONAL PHOTOS

21,400+/- SF Retail/Industrial Space

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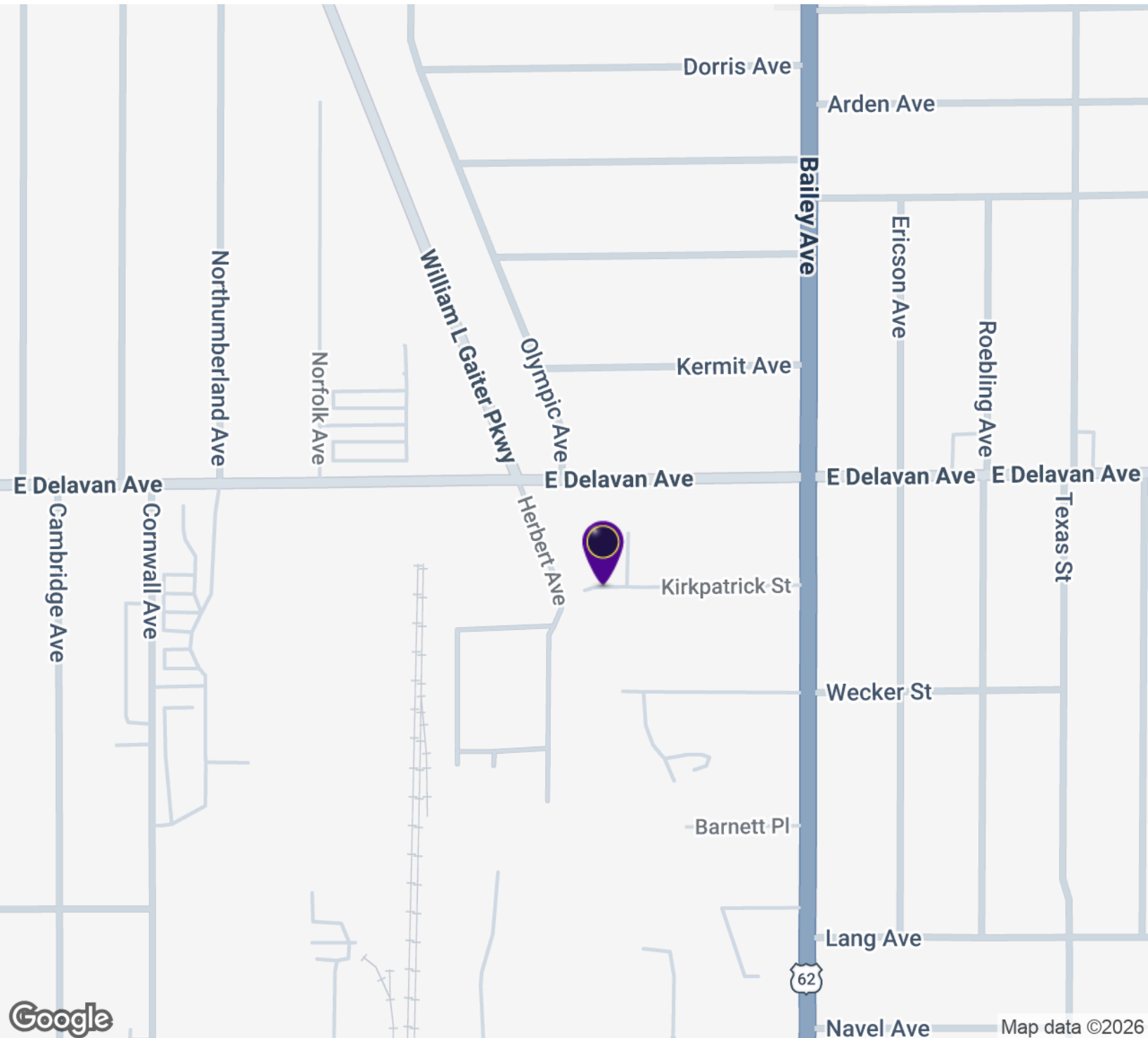
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LOCATION MAP

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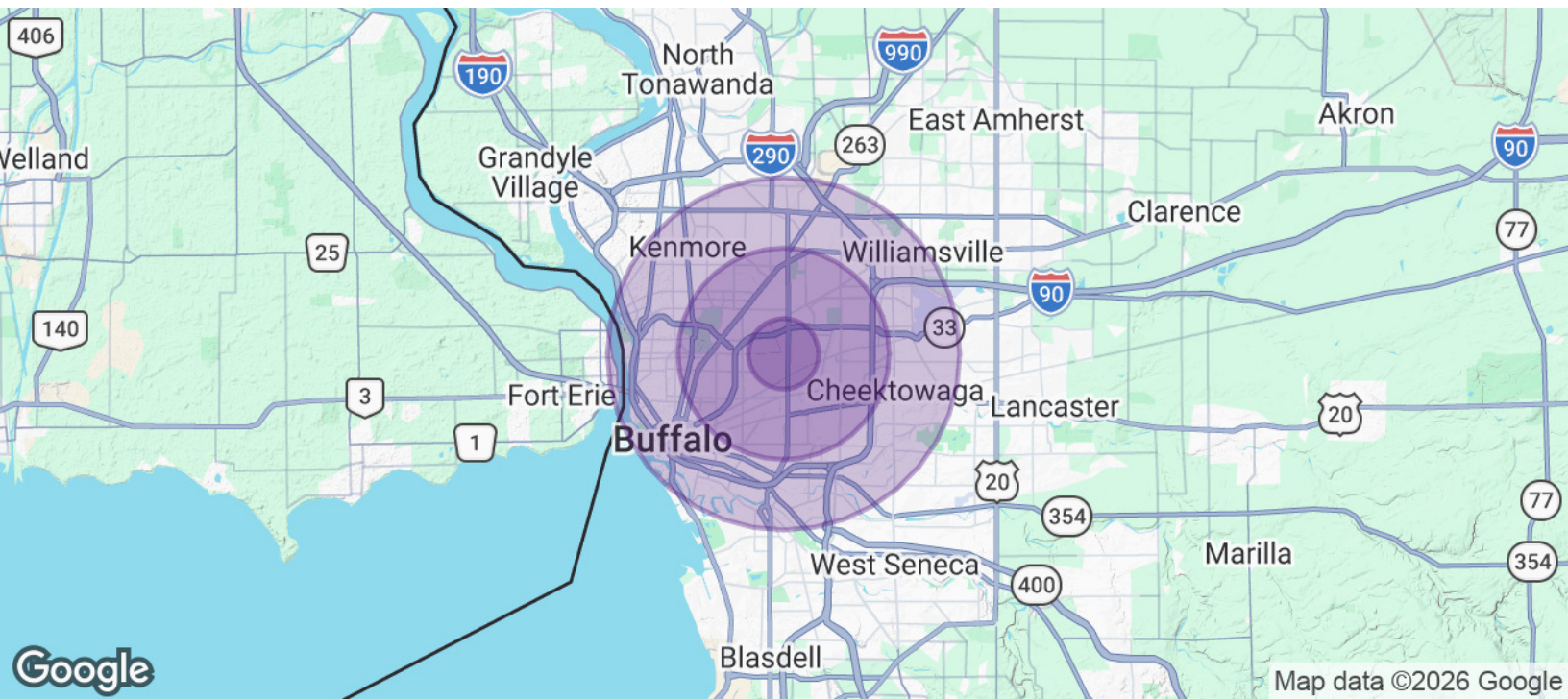


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	29,712	185,656	411,120
Average Age	36	38	39
Average Age (Male)	34	37	38
Average Age (Female)	38	39	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	11,632	77,857	178,682
# of Persons per HH	2.6	2.4	2.3
Average HH Income	\$46,656	\$69,846	\$74,681
Average House Value	\$209,433	\$246,588	\$253,435

2020 American Community Survey (ACS)