

# Multifamily Offering in Prime Location



**14-20 St. Louis Place & 519 Virginia Street, Buffalo, NY**

**38 UNITS / 4-BUILDING COMPLEX**

**\$6,200,000**

**BROKER PROTECTED**



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**SCHNEIDER**  
REAL ESTATE SERVICES

**716-983-4789**  
[schneider-re.com](http://schneider-re.com)



## PROCESS:

- Call or Email Listing Agent for further information or to register and set up a tour.

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- Initial tours will be limited to a few apartments and common areas. No unauthorized site visits, all showings must be scheduled and accompanied.

## CONFIDENTIALITY & DISCLAIMER:

Your receipt of this Offering constitutes your acknowledgement that (i) it is a confidential Offering solely for your limited use and benefit in determining your further interest in purchasing the subject properties, and (ii) that you will not disclose it or any of its contents to any third party without prior written authorization from SCHNEIDER REAL ESTATE SERVICES LLC.

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# Buildings and Property



# Overview

This property combines exceptional location, meticulous maintenance, and strong income potential. The four adjoining structures form a cohesive complex that are ideally situated on a quiet residential street at the nexus of the bustling Buffalo Niagara Medical Campus, downtown Buffalo, and trendy Allentown neighborhood - collectively home to the largest economic institutions and cultural destinations in the region.

## LOCATION HIGHLIGHTS:

- Across the street, the Buffalo Niagara Medical Campus features leading hospitals, research institutions, and the \$400M state-of-the-art University at Buffalo School of Medicine. This “eds and meds” hub generates a deep, consistent renter pool for long-term leases or short-term furnished rentals.
- The building’s location on the north end of downtown provides walkable proximity to major employers, including M&T Bank (HQ), Delaware North (HQ), and other finance and professional service firms.
- The property sits one block south of Allen Street, one of the City’s most walkable and vibrant neighborhood commercial corridors, featuring restaurants, bars, and retail.

## BUILDING FEATURES:

- Recent capital improvements include masonry repointing, new pitched gable asphalt roofs, newer windows, and updated interiors.
- All units have individually metered gas and electric.
- Central door access controls and camera system for added security and remote management.

## APARTMENT HIGHLIGHTS:

- Rents and occupancy are at market levels.
- High proportion of 1-bedroom units (most in demand unit type in this market).
- Proven success with furnished rentals given property’s strategic location.
- In-unit laundry in 36 of 38 apartments. Other 2 apartments share common laundry.
- High quality finishes including granite or stone countertops and hardwood floors.

With little-to-no deferred maintenance and no pending capital requirements, this property is ready to generate stable, immediate income. Don’t miss the opportunity to pick up a well-renovated, income-producing asset in one of Buffalo’s most dynamic neighborhoods.

### Website:

loftsbuffalo.com

### Years Renovated:

2013-2023

**SF:** 28,188

**Units:** 38 apartments

- (29) 1 Bed, 1 Bath
- (6) 2 Bedroom, 2 Bath
- (3) 2 Bedroom, 1 Bath

All buildings have Certificate of Occupancy

## FINANCIAL PERFORMANCE:

- Cap Rate = 6.9%
- NOI = \$424,817
- GPI (yr) = \$689,016
- \$/Door = \$163,157

# 519 Virginia Street



## PROPERTY SUMMARY:

**Years Renovated:** 2020-2023

**Units:** 8 apartments

- (6) 2 Bedroom, 2 Bath
- (2) 2 Bedroom, 1 Bath

## Mechanicals:

- Sub metered gas and electric.
- Furnaces & AC condensers for each unit. Garden level units have mini splits.
- On demand gas HWTs for each unit.
- Electric panels in-unit.

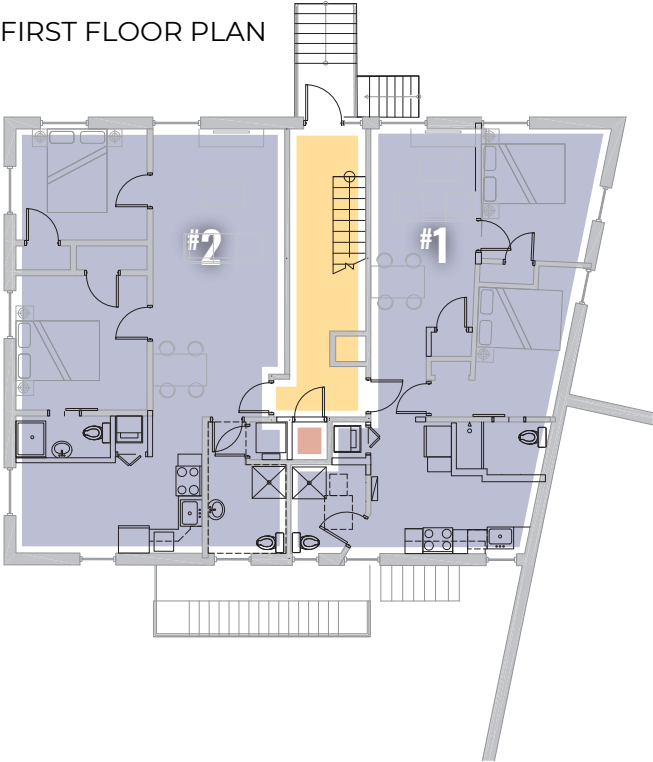
**Roof:** New in 2022



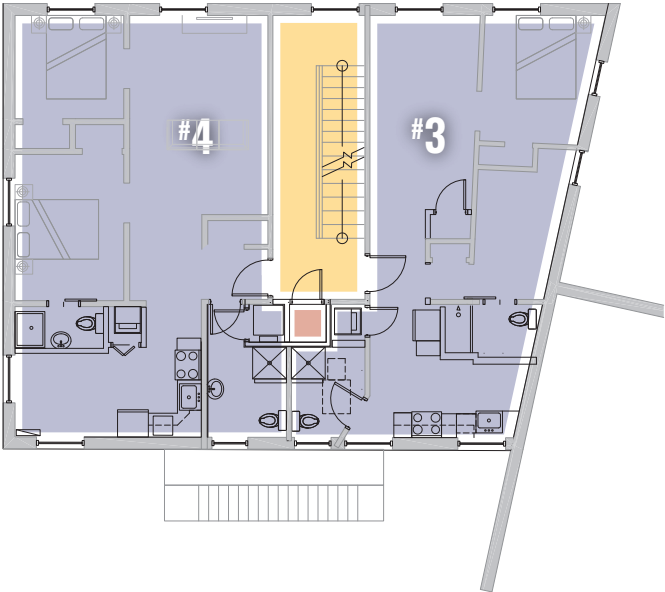
# 519 Virginia Street

- COMMON AREA
- MECHANICALS & STORAGE
- 1 BEDROOM / 1 BATH
- 2 BEDROOM / 1 BATH
- 2 BEDROOM / 2 BATH

FIRST FLOOR PLAN



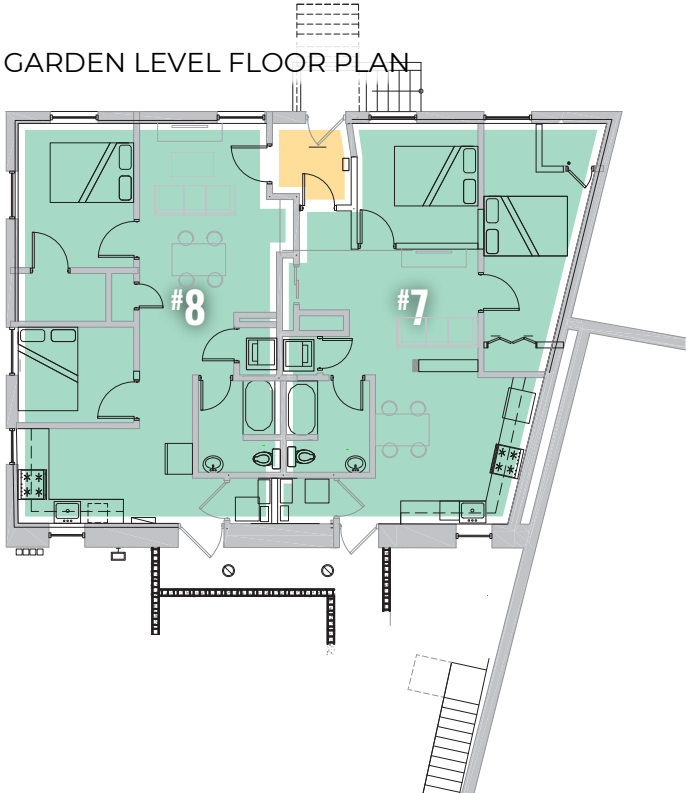
SECOND FLOOR PLAN



THIRD FLOOR PLAN



GARDEN LEVEL FLOOR PLAN



# 20 St. Louis Place



## PROPERTY SUMMARY:

**Years Renovated:** 2015-2016

**Units:** 15 apartments

— (15) 1 Bedroom, 1 Bath

## Mechanicals:

- Sub metered gas and electric.
- Gas furnace for each unit.
  - Unit #15 (garden level) has electric baseboard heat.
- Landlord supplies hot water.
  - (2) 75-gallon gas HWTs.
- Electric panels in hall closets.

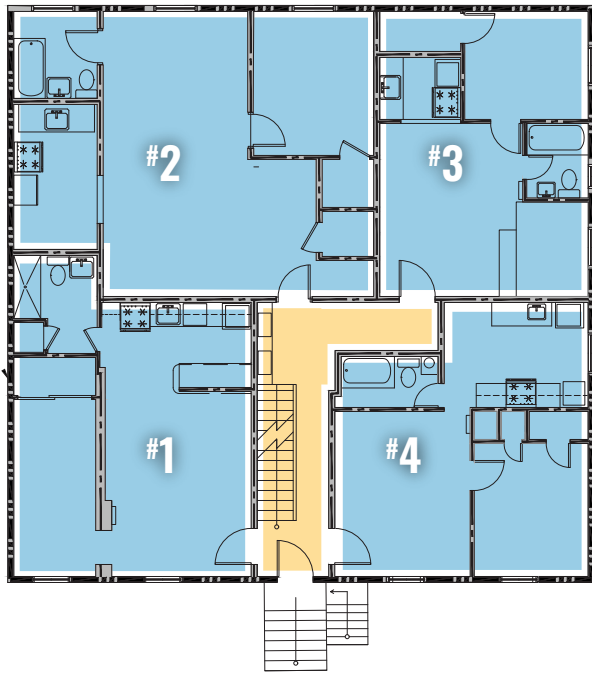
**Roof:** New in 2022



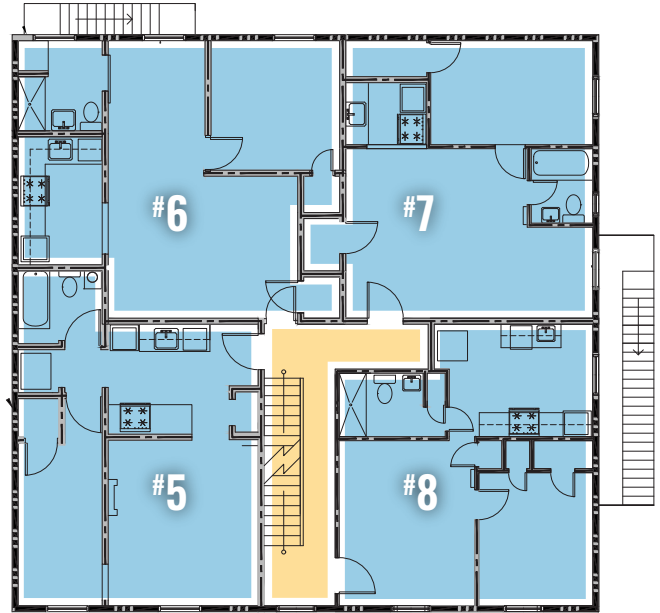
# 20 St. Louis Place

- COMMON AREA
- MECHANICALS & STORAGE
- 1 BEDROOM / 1 BATH
- 2 BEDROOM / 1 BATH
- 2 BEDROOM / 2 BATH

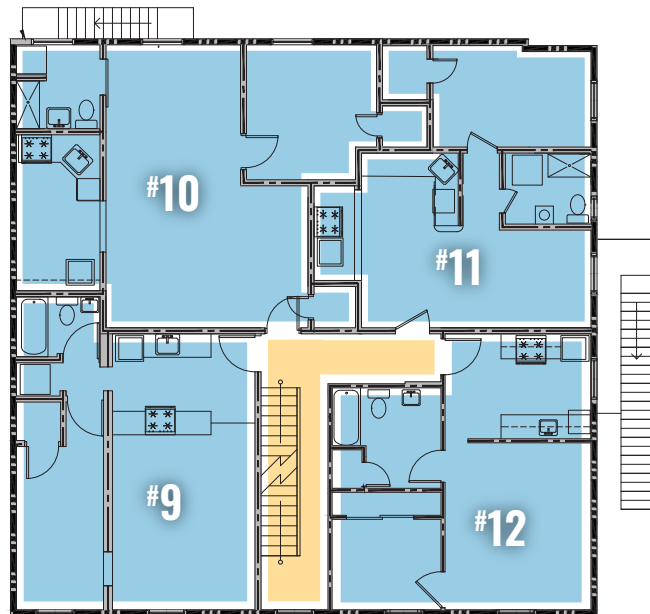
FIRST FLOOR PLAN



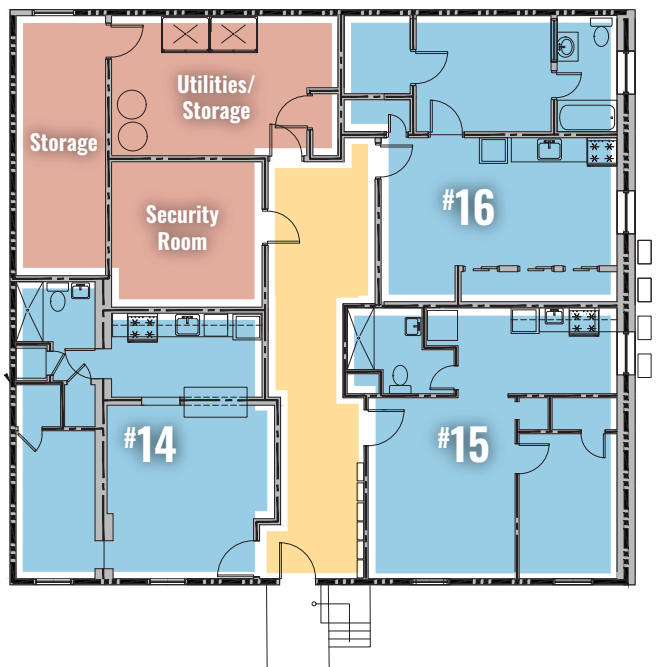
SECOND FLOOR PLAN



THIRD FLOOR PLAN



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# 18 St. Louis Place



## PROPERTY SUMMARY:

**Years Renovated:** 2013-2014

**Units:** 7 apartments

- (6) 1 Bedroom, 1 Bath
- (1) 2 Bedroom, 1 Bath

## Mechanicals:

- Sub metered gas and electric.
- Boiler for each unit - hot water baseboard heat.
- Gas HWTs (40-gallon).
- Electric panels in-unit.

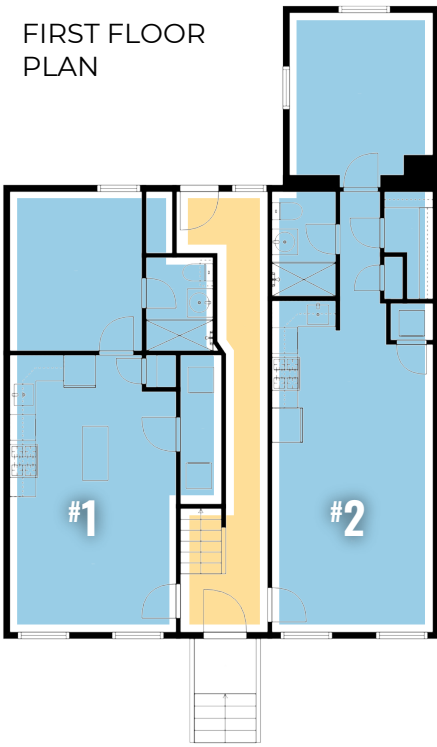
**Roof:** New in 2014



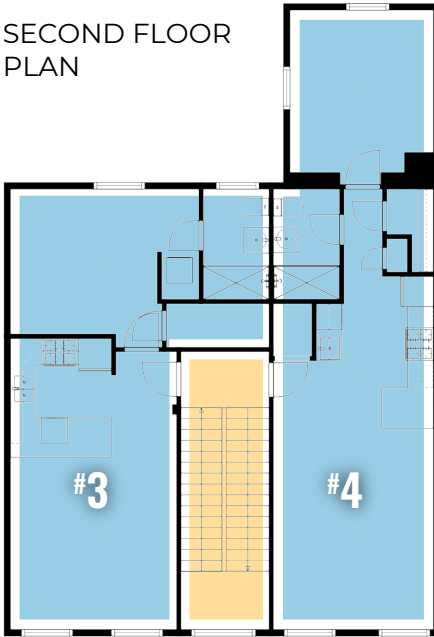
# 18 St. Louis Place

- COMMON AREA
- MECHANICALS & STORAGE
- 1 BEDROOM / 1 BATH
- 2 BEDROOM / 1 BATH
- 2 BEDROOM / 2 BATH

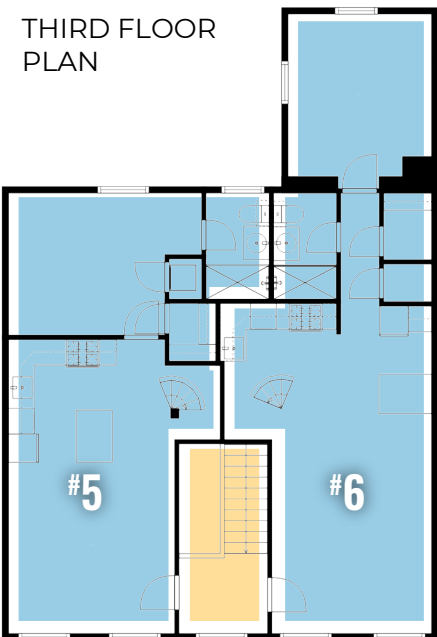
FIRST FLOOR PLAN



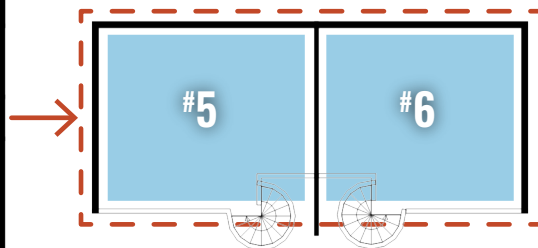
SECOND FLOOR PLAN



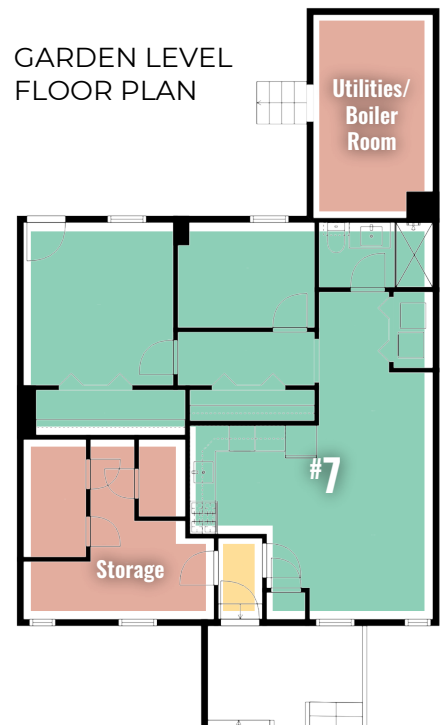
THIRD FLOOR PLAN



THIRD FLOOR LOFT



GARDEN LEVEL FLOOR PLAN



# 14 St. Louis Place



## PROPERTY SUMMARY:

**Years Renovated:** 2014-2015

**Units:** 8 apartments

— (8) 1 Bedroom, 1 Bath

## Mechanicals:

- Sub metered, all electric building.
- Electric baseboard heat.
- Electric HWTs (40-gallon).
- Electric panels in-unit.
- Fully sprinklered building.

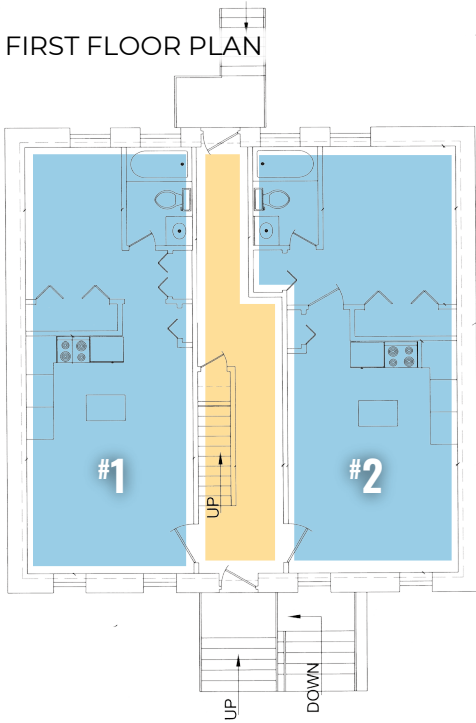
**Roof:** New in 2013



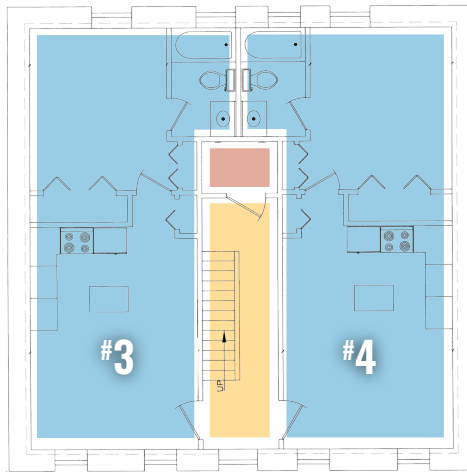
# 14 St. Louis Place

- COMMON AREA
- MECHANICALS & STORAGE
- 1 BEDROOM / 1 BATH
- 2 BEDROOM / 1 BATH
- 2 BEDROOM / 2 BATH

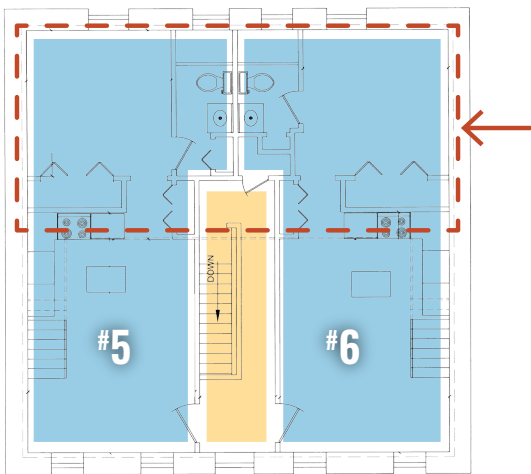
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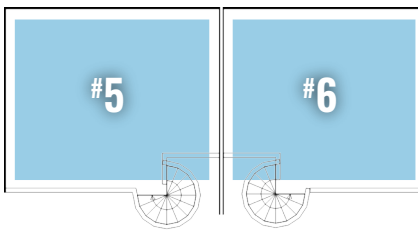
SECOND FLOOR PLAN



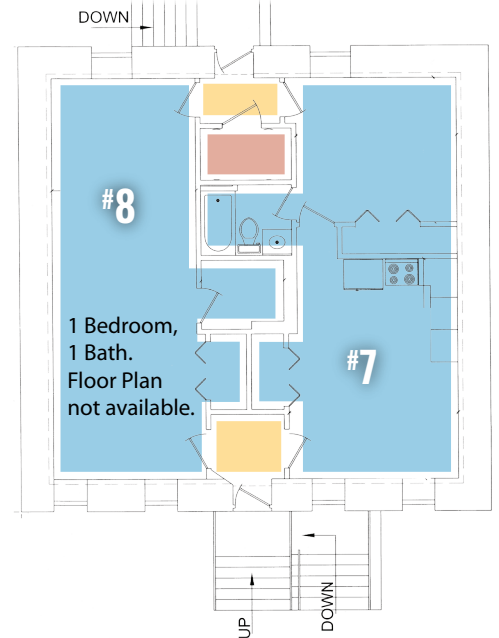
THIRD FLOOR PLAN



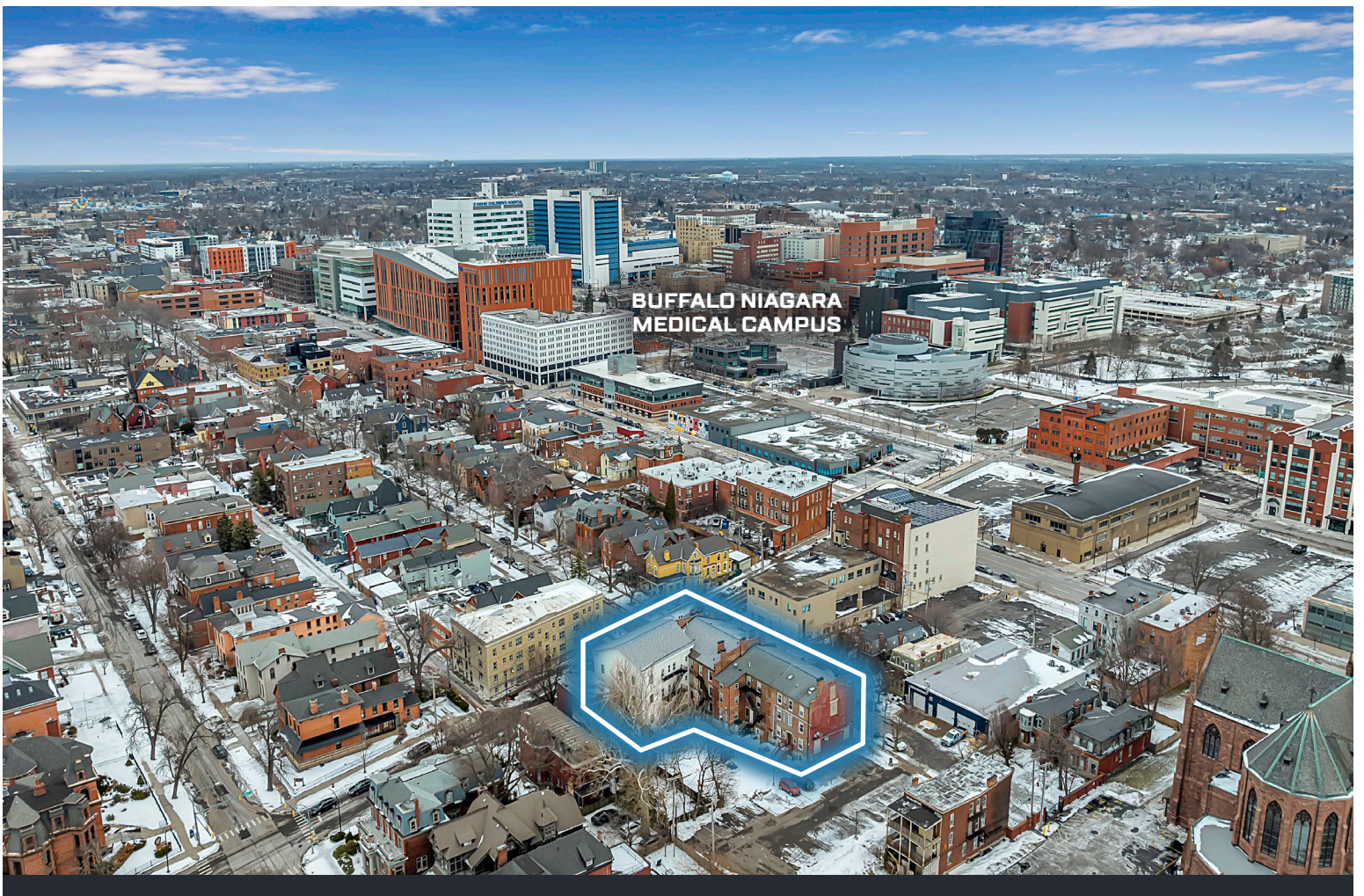
THIRD FLOOR LOFT



GARDEN LEVEL FLOOR PLAN



# Location



# Location

