

PUBLIC REAL
ESTATE
AUCTION

225 ELLICOTT ST
BUFFALO, NY 14203

RECENTLY CONSTRUCTED
COMMERCIAL ASSET;
DOWNTOWN
BUFFALO



PROPERTY HIGHLIGHTS:

- +/- 21,000 sf commercial asset with great visibility in the heart of Downtown Buffalo
- Recently constructed in 2021 as Braymiller Market
- +/- 1.06 acre site with ample on-site parking
- Flexible use with high ceilings, open concept and impressive wood mezzanine
- Eight (8) overhead doors, including four (4) glass storefront doors along Ellicott Street
- Excellent access to downtown amenities & transportation

AUCTION DETAILS:

- **Auction:** Tuesday, September 15, 2026 – 12:00 PM
- **Open Inspection:** Thursday, September 10th 11:00 AM - 1:00 PM
- **Day-of Registration:** September 15 – 11:00 AM–11:45 AM
- **Deposit:** 10% from successful bidder
- **Closing:** Within 30 days
- **Sale:** Subject to Seller and Lender confirmation

**MINIMUM
OPENING BID**

\$2,160,000
\$102.86 PSF

**SUBJECT TO LENDER
CONFIRMATION**

FOR MORE
INFORMATION,
PLEASE CONTACT

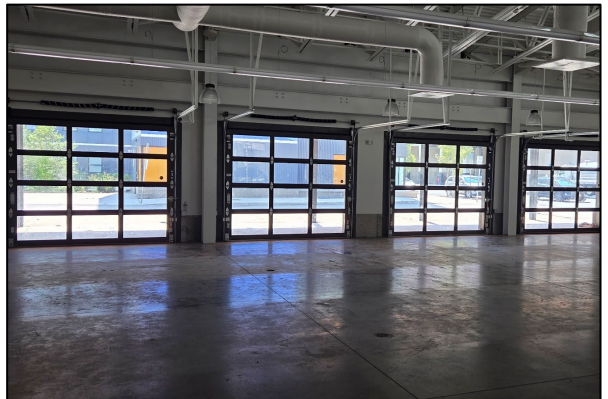
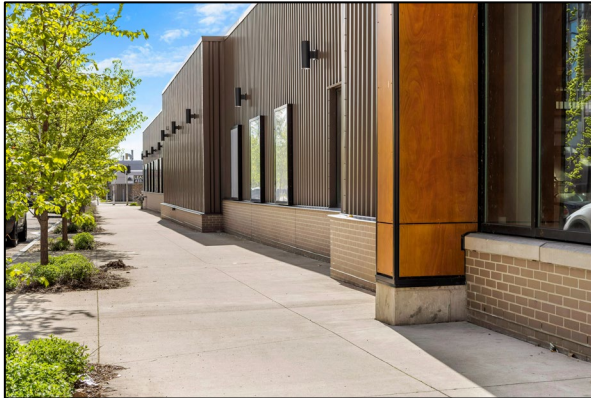
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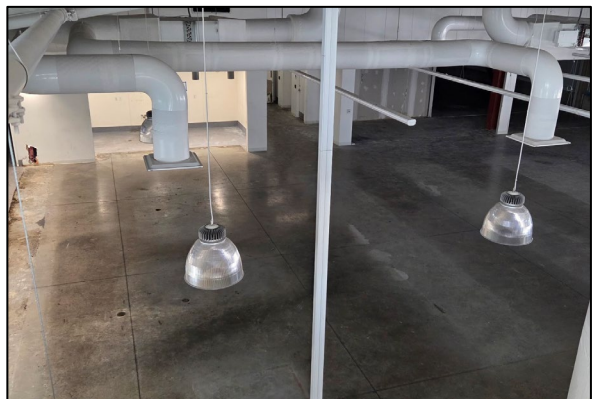
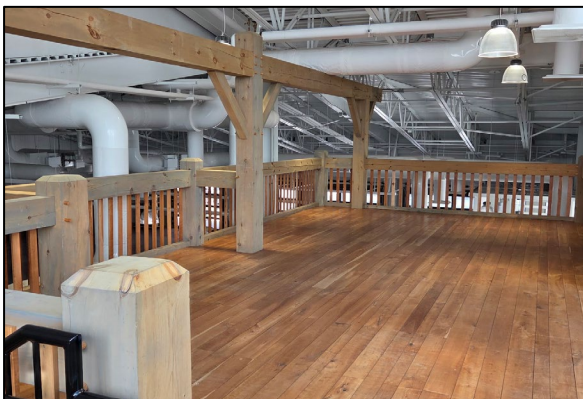
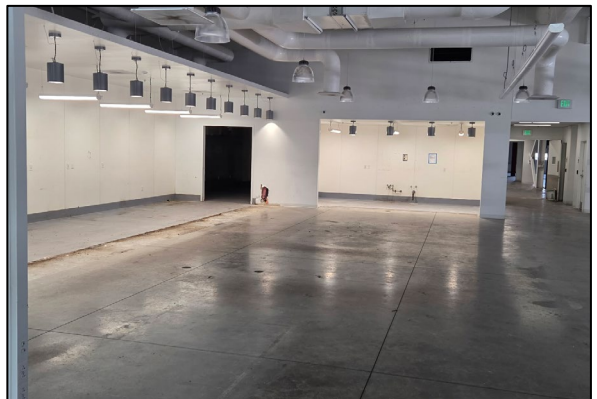
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PROPERTY DETAILS

	BUILDING AREA:	± 21,000 SF
	SITE AREA:	± 1.06 Acres
	YEAR BUILT:	2021
	BUILDING TYPE:	One Story + Mezzanine
	CONSTRUCTION:	Type IIB
	BUILDING HEIGHT:	34'
	CEILING / ROOF HEIGHT:	Varied ±15'–30'
	OVERHEAD DOORS:	8 Total Up to 10' × 10'
	ELECTRIC:	1,600A 120/208V 3-Phase
	HVAC:	Rooftop HVAC Gas Heat & A/C
	FIRE PROTECTION:	Fully Sprinklered
	UTILITIES:	Municipal Water & Sewer Natural Gas Electric
	PARKING:	On-Site Parking
	ZONING:	N-1C Mixed Use Core
	PARCEL ID:	111.13-13-1.1



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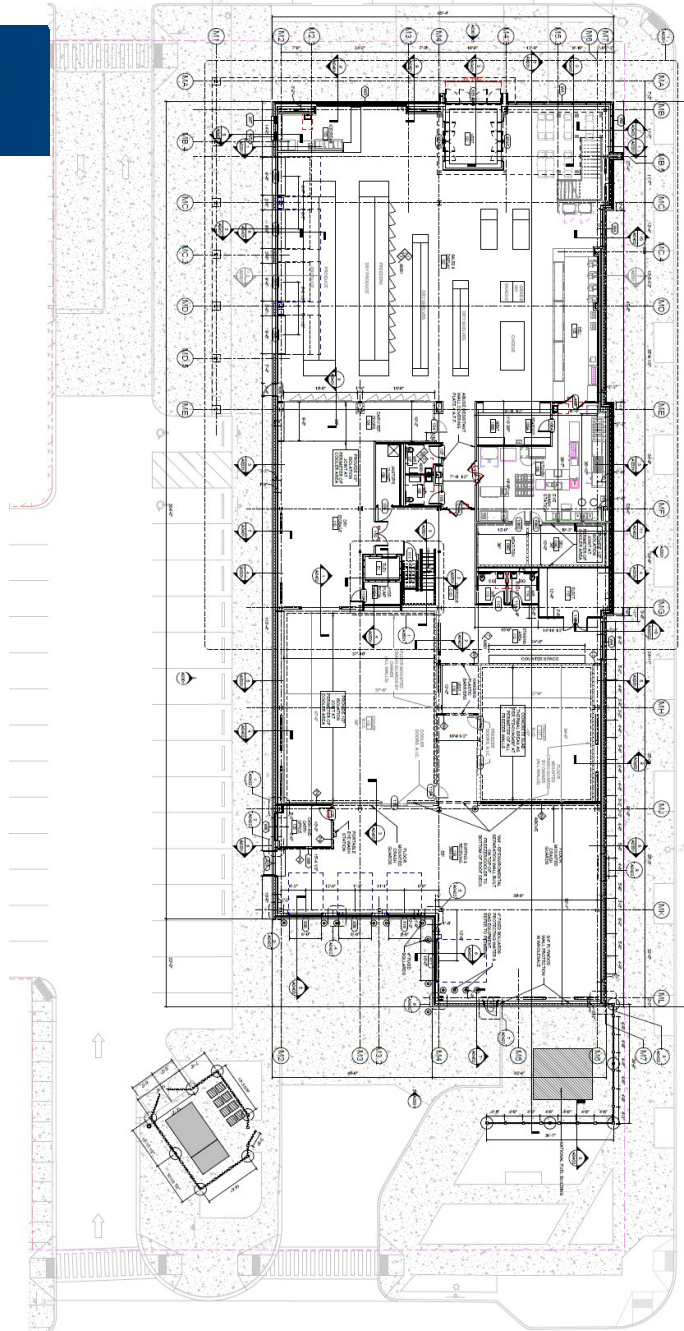
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**FLOORPLAN:
GROUND FLOOR**



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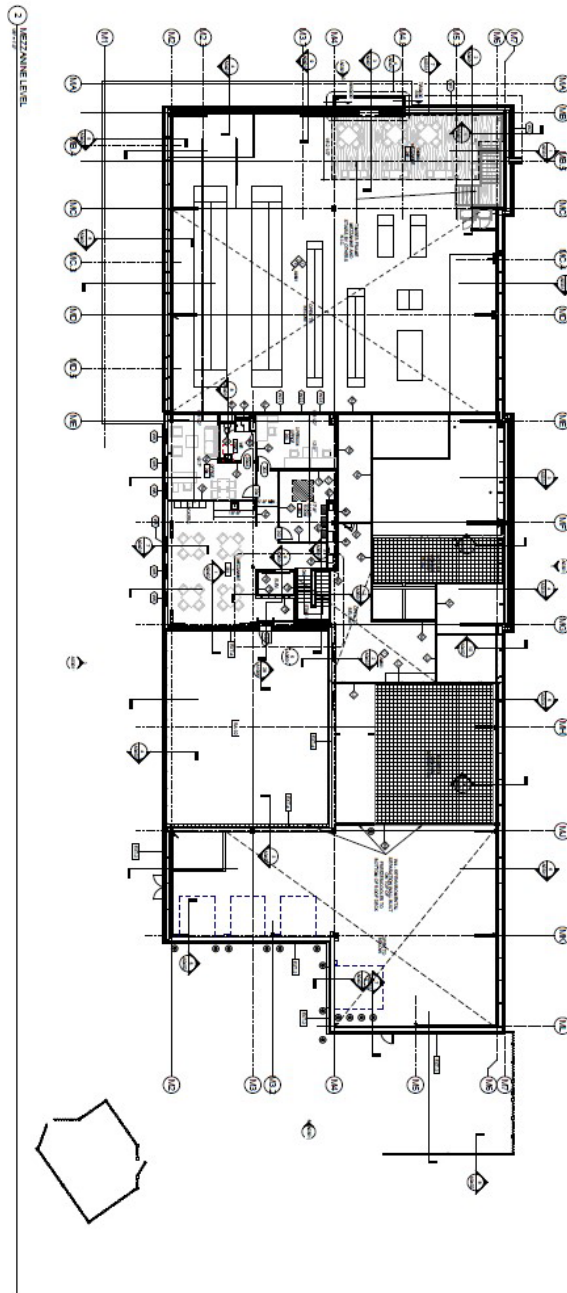


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FLOORPLAN:
MEZZANINE



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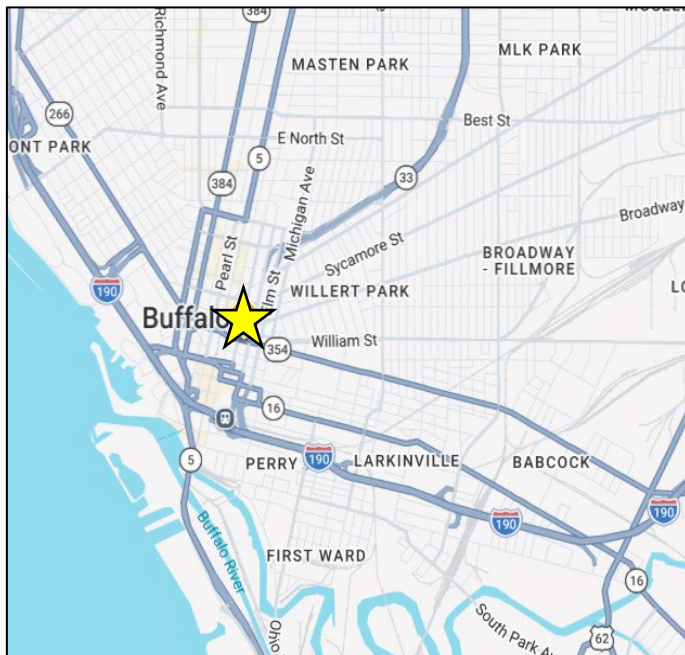
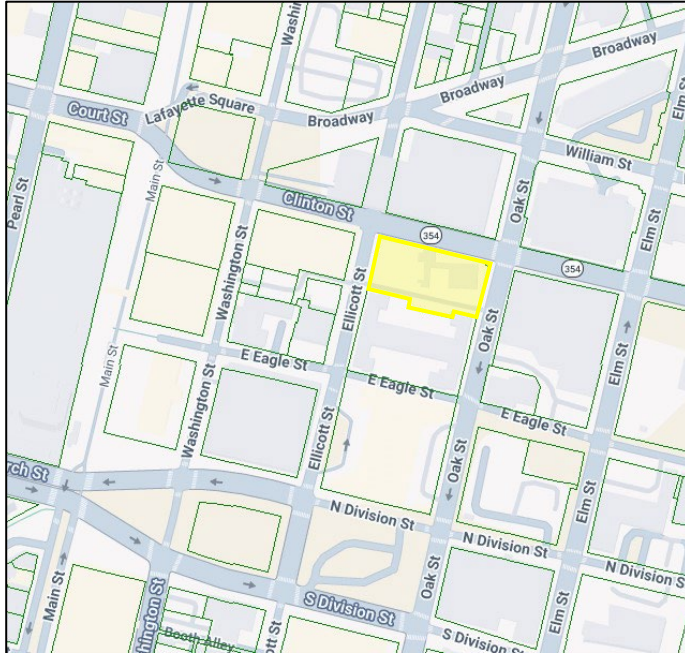
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