



NEWMAN PROPERTIES, INC

FOR SALE

2740 Main Street

Buffalo, NY 14214 | Historic Office Building



4,960±
SQ FT

3
STORIES

0.22
ACRE LOT

N-3R
ZONING

92
WALK SCORE

Property Overview

A distinctive three-story brick office building offering **4,960± SF** of character-rich commercial space on a prominent corner at Main Street & Morris Avenue in Buffalo's vibrant University Heights district.

Built in 1945, the property retains exceptional period detail—rich oak paneling, hand-painted wall murals, a grand turned staircase, decorative fireplaces, and leaded-glass windows—while functioning comfortably as professional office space across three floors of private offices, a sunlit conference room, and reception and common areas.

Zoned **N-3R** under Buffalo's Green Code, the site permits a versatile mix of commercial and residential uses—ideal for an owner-user, professional firm, or investor. The 0.22-acre corner lot includes a paved rear lot and a detached two-car garage—a rare amenity in this transit-served corridor served by NFTA Metro Rail, minutes from UB South Campus.

For more information or showings, call Tim Boyle at 716-523-7323.

PROPERTY FACTS

Building Size	4,960± SF
Stories	3
Year Built	1945
Lot Size	9,625± SF (0.22 ac)
Frontage	55' on Main St
Zoning	N-3R Mixed-Use
Parking	Lot + 2-car garage
Use	Office / Mixed-Use
Walk Score	92 / 100

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Building Exterior

2740 Main Street, Buffalo, NY 14214



Rear elevation with rooftop terrace & landscaped grounds



Classic gabled brick façade



Sunroom & side entrance

Building Interior

2740 Main Street, Buffalo, NY 14214



Grand turned staircase & hand-painted landscape murals



Second-floor hall with original oak doors & muraled walls

Interior Offices & Conference

2740 Main Street, Buffalo, NY 14214



Executive office with full oak paneling & built-in shelving



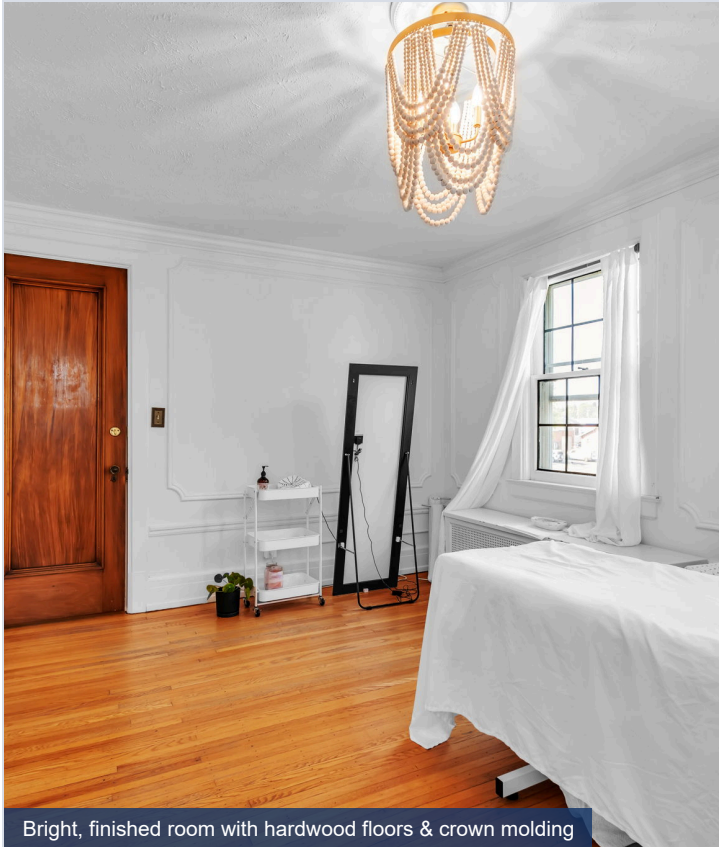
Private office with decorative fireplace



Sunlit conference room

Additional Rooms

2740 Main Street, Buffalo, NY 14214



Bright, finished room with hardwood floors & crown molding



Flexible room with French door & natural light



Spacious finished room with hardwood floors



Private room with built-in cabinetry

Parking & Detached Garage

2740 Main Street, Buffalo, NY 14214



Private paved rear parking lot & detached two-car garage

A Rare Urban Amenity

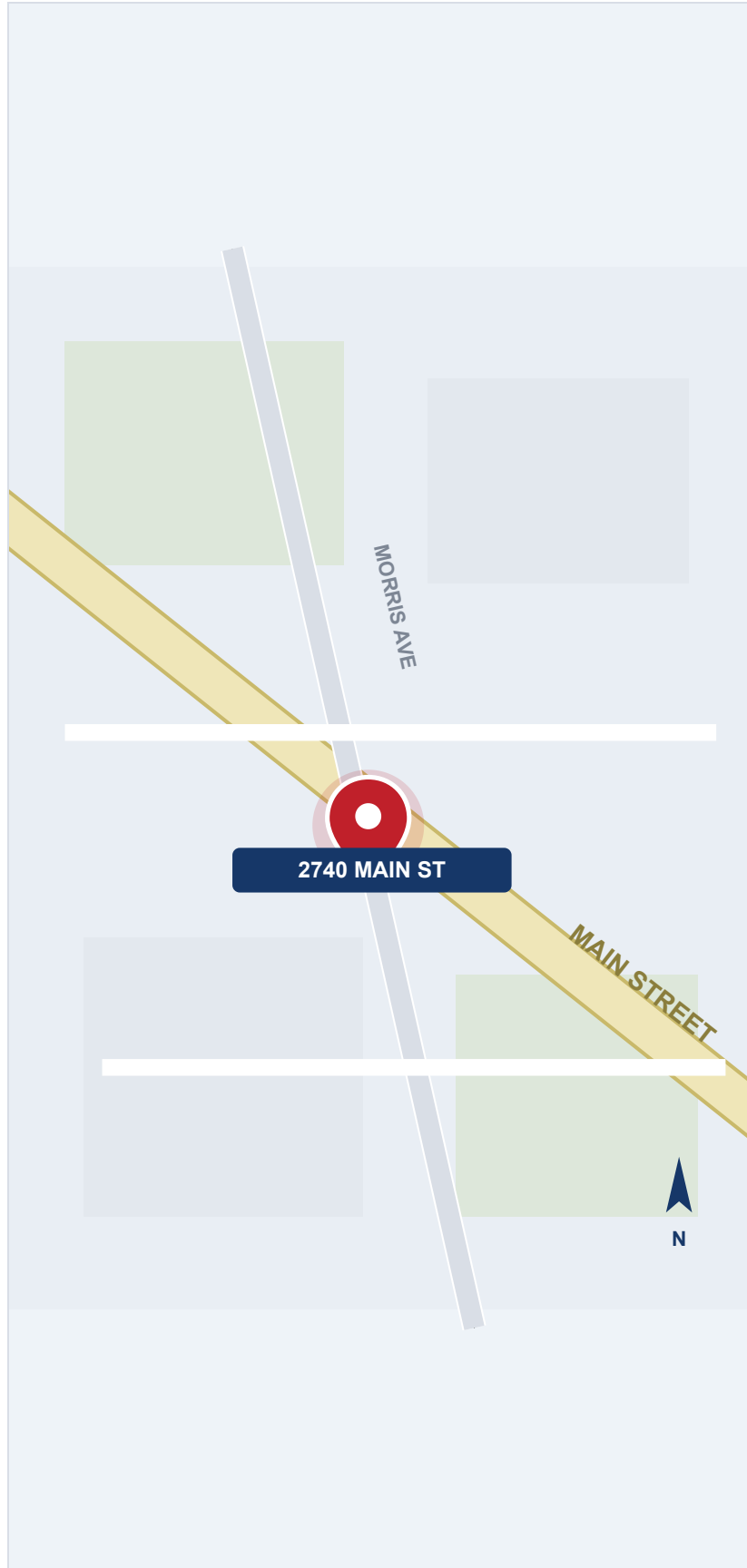
On-site, off-street parking is scarce along this dense, walkable stretch of Main Street—making 2740's private rear lot a meaningful advantage for an owner-user or tenant.

The rear of the parcel features a fully paved asphalt lot (approx. 5,000± SF) accessed via a private driveway off Main Street, plus a **detached two-car garage** (420± SF) for additional parking or storage.

Combined with the building's commercial water & sewer service and central location, the parking and garage support a wide range of professional, service, or mixed-use operations.

Location

2740 Main Street, Buffalo, NY 14214 — University Heights



Why University Heights

- **Walker's Paradise.** Walk Score of 92/100—daily errands do not require a car.
- **Transit-served.** Directly on the Main Street corridor served by NFTA Metro Rail light rail and bus routes.
- **University at Buffalo South Campus** is within roughly one mile, anchoring a steady population of students, faculty, and staff.
- **Highway access.** Minutes to the Kensington Expressway (NY-33) and the I-90 / I-290 interchange.
- **Dense, diverse district.** A walkable mix of professional offices, restaurants, coffee shops, and century-old homes bordering Amherst, Tonawanda, and Cheektowaga.
- **Corner visibility** at the signalized vicinity of Main Street & Morris Avenue.

Area Demographics

2740 Main Street, Buffalo, NY 14214

ZIP 14214 — At a Glance

20,732
POPULATION

9,569
HOUSING UNITS

\$56,573
MED. HH INCOME

32
MEDIAN AGE

Population by Radius (estimated)

Metric	1-Mile	3-Mile	5-Mile
Population	~22,000	~165,000	~355,000
Households	~9,500	~70,000	~150,000
Median HH Income	~\$46,000	~\$48,000	~\$53,000
Daytime Population	~26,000	~200,000	~430,000
Median Age	~32	~34	~36

Sources: U.S. Census Bureau & American Community Survey (ACS) for ZIP 14214; radius figures are estimates derived from area population density and are provided for general guidance. A certified demographic report is recommended prior to wide distribution. University Heights neighborhood population ≈ 9,163. School district: Buffalo City School District. Flood zone: X (minimal risk).

