



2550 Delaware Ave

Buffalo, New York 14216

Property Highlights

- Fully leased medical building
- Stabilized NNN investment opportunity with a single credit medical tenant
- Frontage on Delaware
- Ample parking available

Property Overview

This corner property with significant frontage offers a strategic location for medical office investment. Situated near major highways and public transportation, it provides convenience for patients and staff. Nearby, Hertel Avenue's amenities and the scenic Delaware Park create an inviting environment. With a thriving medical community, this fully leased single tenant medical building is an attractive investment opportunity in the Buffalo market.

Offering Summary

Sale Price:	Subject To Offer
Building Size:	8,650 SF
Lot Size:	0.69 Acres

For More Information



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2550 Delaware Ave, Buffalo, NY 14216

Sale Price

Subject To Offer

Property Information

Property Type	Office
Property Subtype	Medical
Zoning	N-3E
Lot Size	0.69 Acres
APN #	78.47-4-2.1
Corner Property	Yes

Location Information

Street Address	2550 Delaware Ave
City, State, Zip	Buffalo, NY 14216
County	Erie
Market	Buffalo
Cross-Streets	Delaware & Hartwell

Building Information

Building Size	8,650 SF
Building Class	B
Occupancy %	100.0%
Tenancy	Single
Number of Floors	1
Year Built	1930
Year Last Renovated	2012
Gross Leasable Area	7,530 SF
Number of Buildings	1

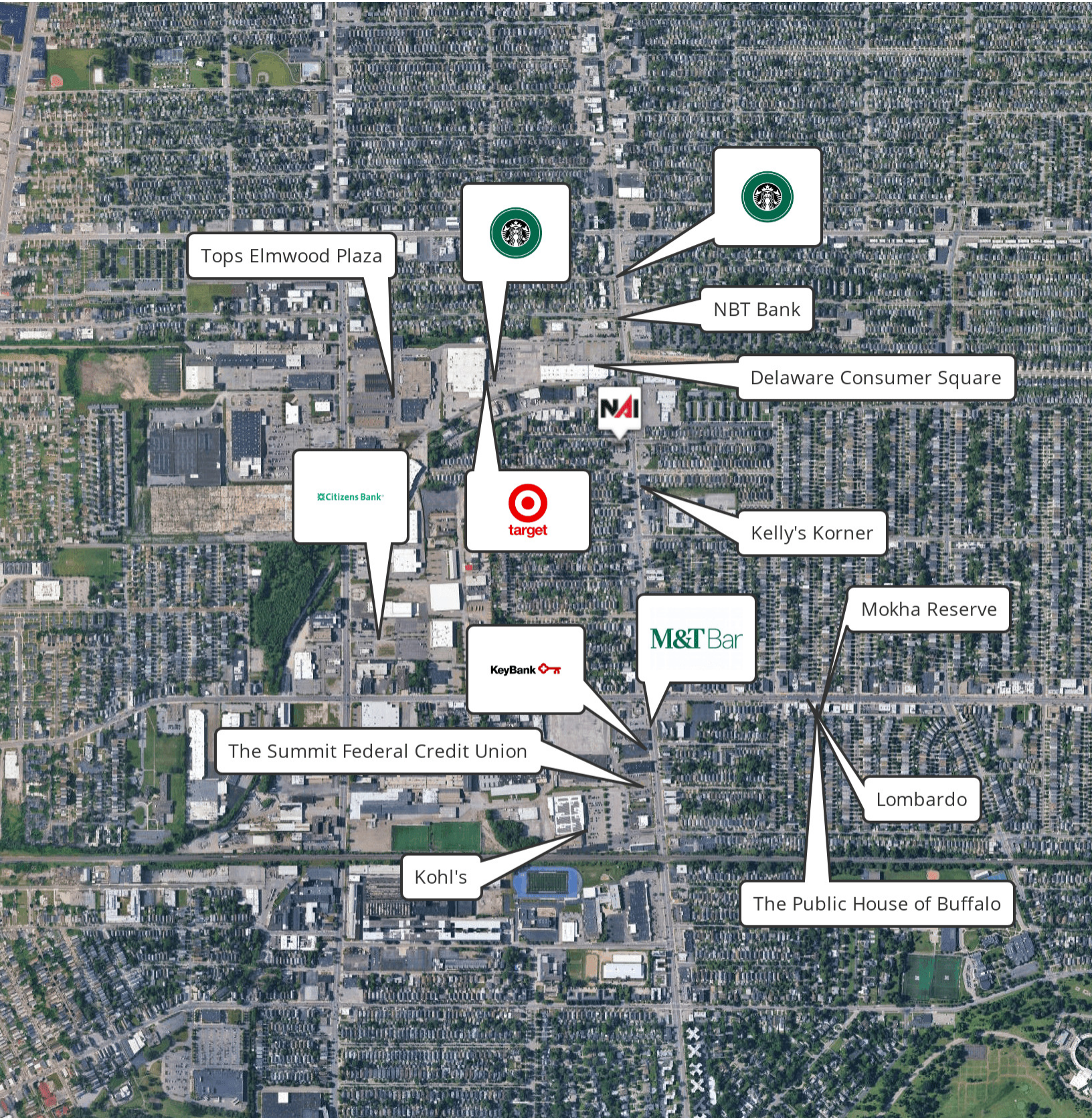
Parking & Transportation

Parking Type	Surface
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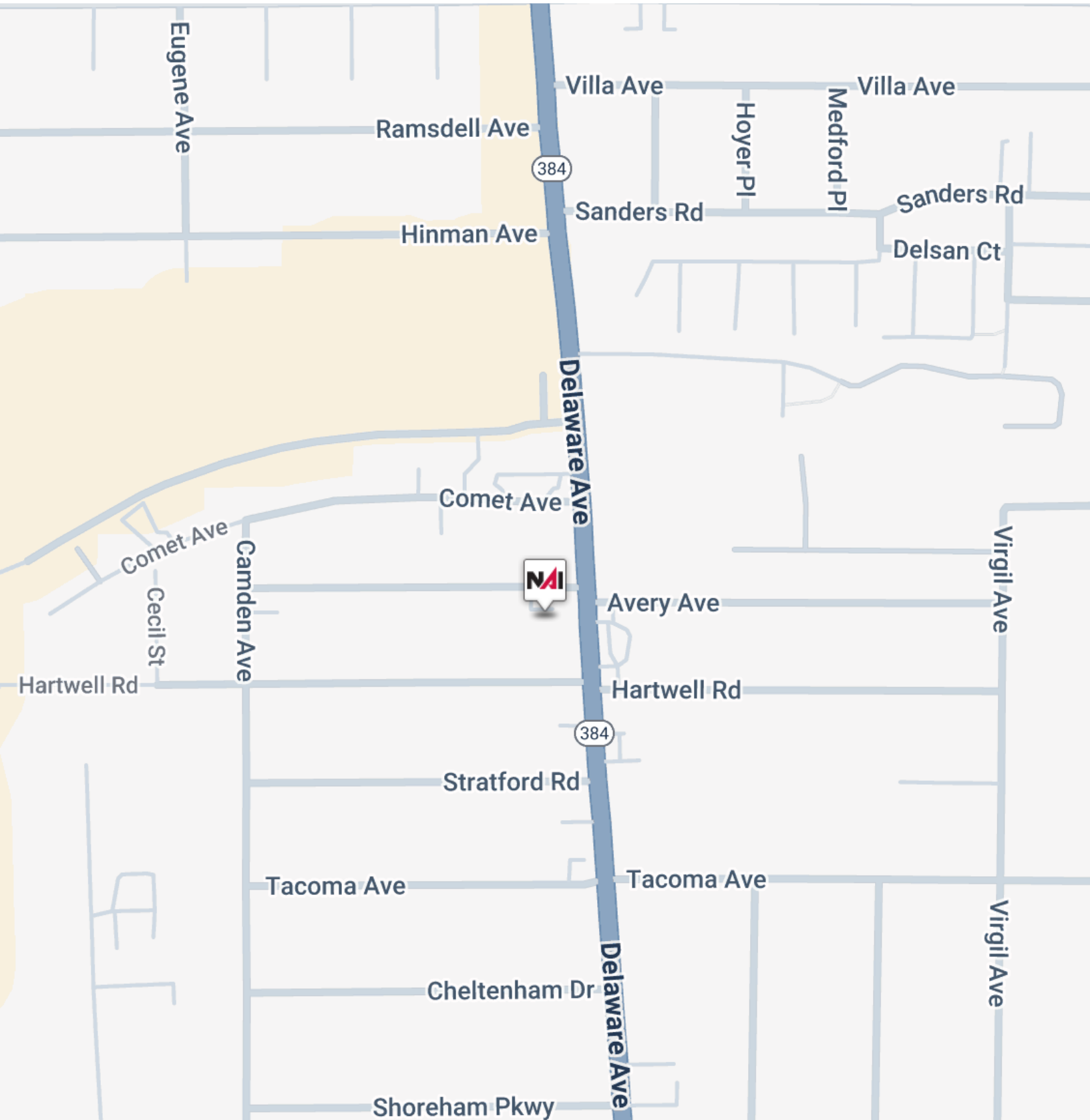
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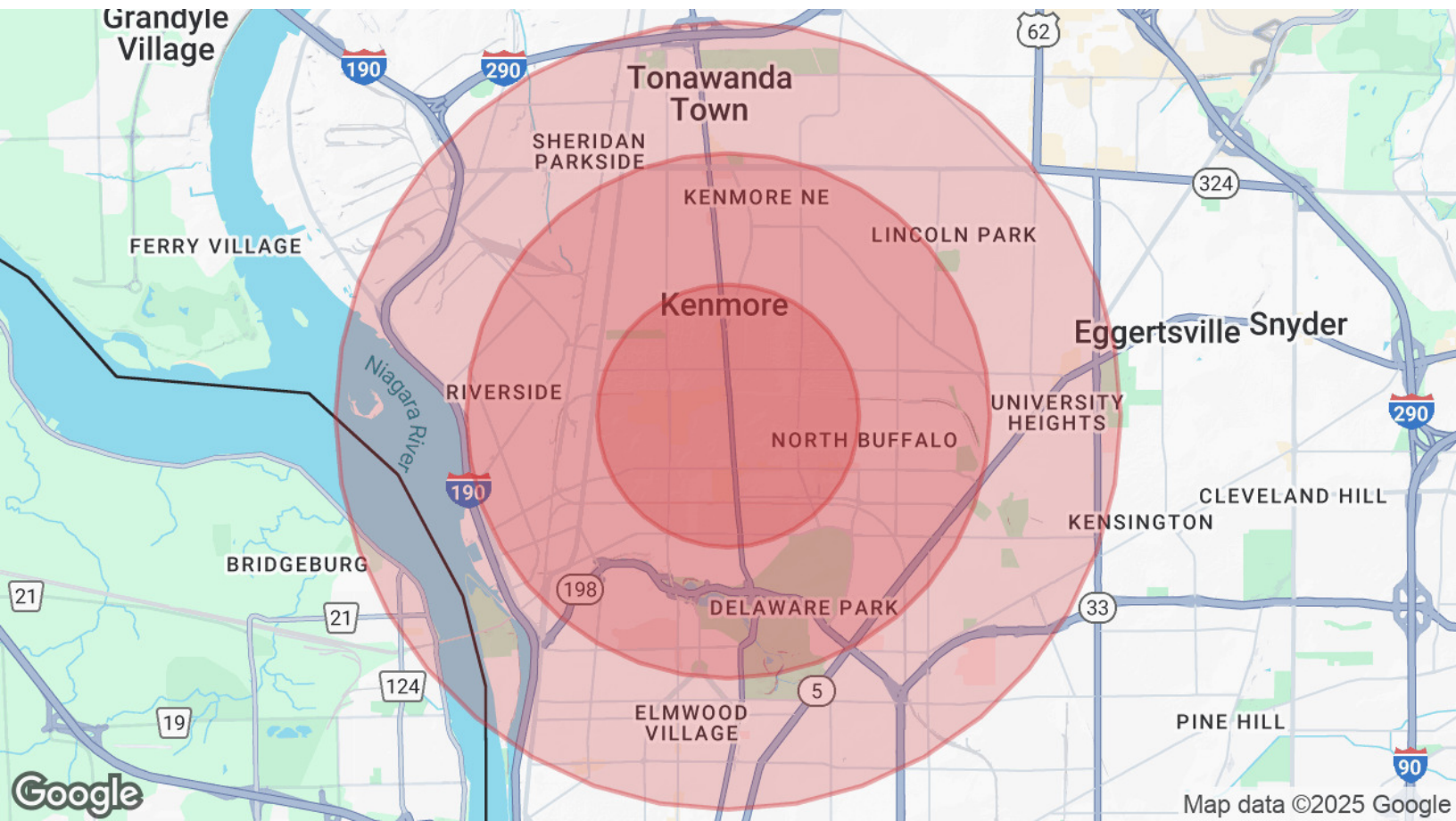
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Population	1 Mile	2 Miles	3 Miles
Total Population	28,715	95,442	187,608
Average Age	40	39	39
Average Age (Male)	39	38	38
Average Age (Female)	41	40	40
Households & Income	1 Mile	2 Miles	3 Miles
Total Households	13,966	41,893	81,280
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$84,641	\$84,040	\$79,280
Average House Value	\$275,559	\$276,289	\$267,623

Demographics data derived from AlphaMap