



• BUILT STRONG.
READY TO
TRANSFORM.

PRICE

\$850,000

TYPE

Office

SIZE

27,738 SQ. FT



A rare opportunity to own a beautifully renovated historical building on one of Buffalo's most trafficked commercial corridors, and 2.5 miles from downtown Buffalo. This architecturally stunning property blends timeless character with modern functionality — soaring detail, quality craftsmanship, with an almost 30,000 sq ft layout that adapts easily to a range of uses. The building is fully outfitted with central air and heating throughout, serviced by multiple mechanical units, and features a recently inspected elevator and two staircases for easy multi-floor access. The third floor offers additional undeveloped storage/expansion space, ready to be built out to suit a new owner's needs. Floor plans are available for review. Parking for 30 cars is available behind the building and directly across the street, adding convenience for staff, patients, or clients alike.

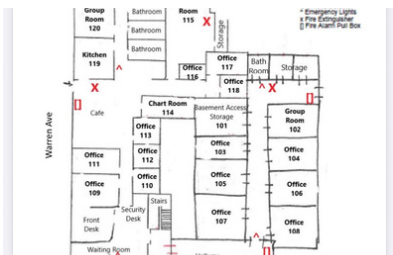
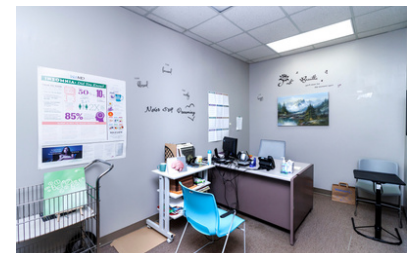
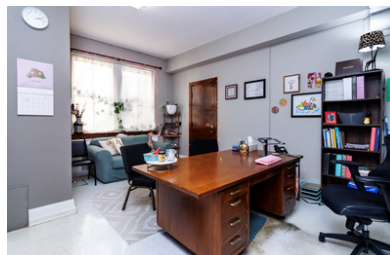
Currently operating as a medical office, the space is ideally suited for continued medical use, professional offices.

1131 Broadway Ave Buffalo NY 14212

ICONIC
— REAL ESTATE —

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• GATEWAY OPPORTUNITY ON Broadway STREET

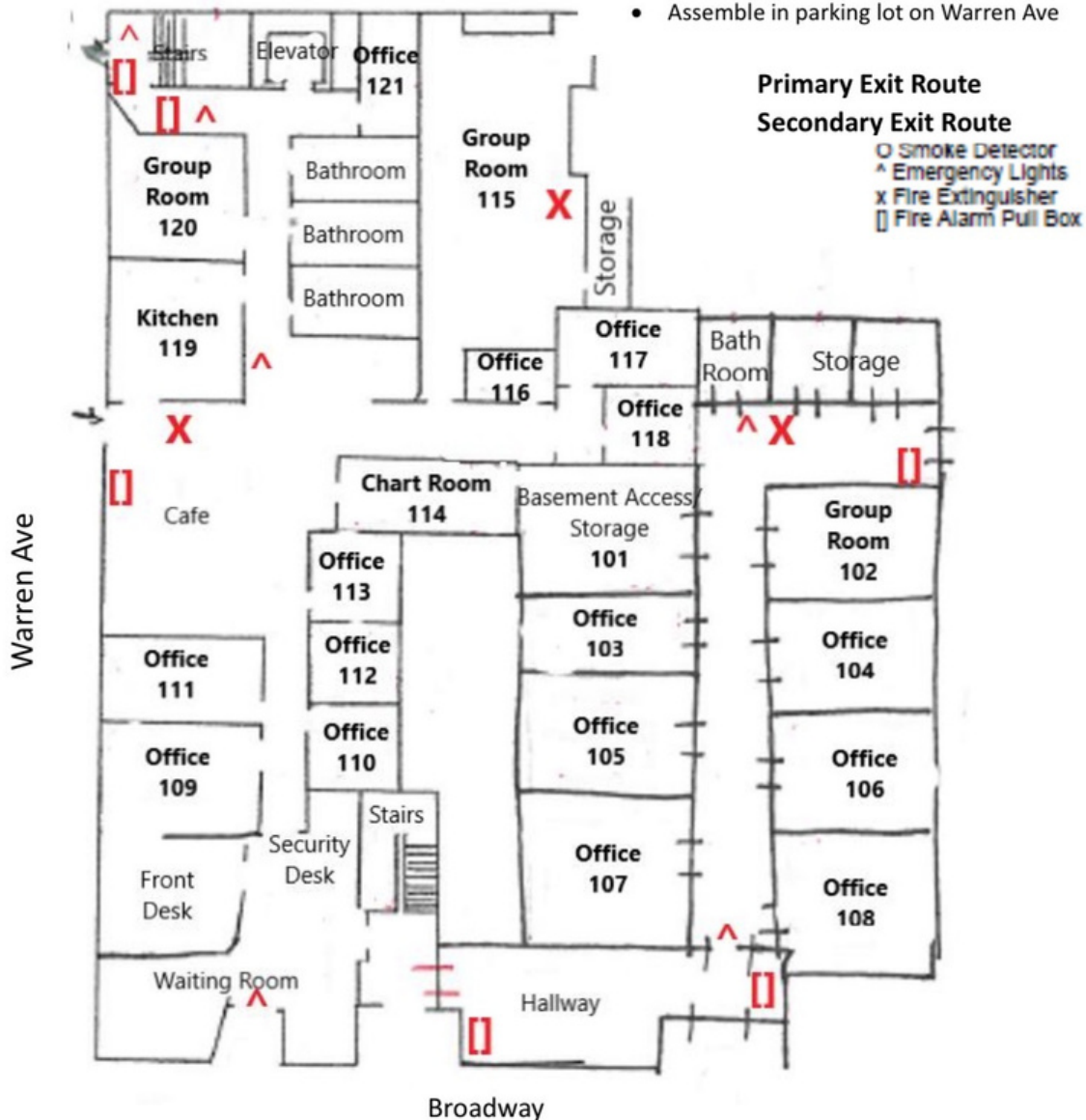


FLOOR PLANS

Fire Exits

YOU ARE HERE

- Evacuate in a calm manner using the closes route, or if path is blocked use secondary route
- Assemble in parking lot on Warren Ave



R - RESCUE anyone in immediate danger

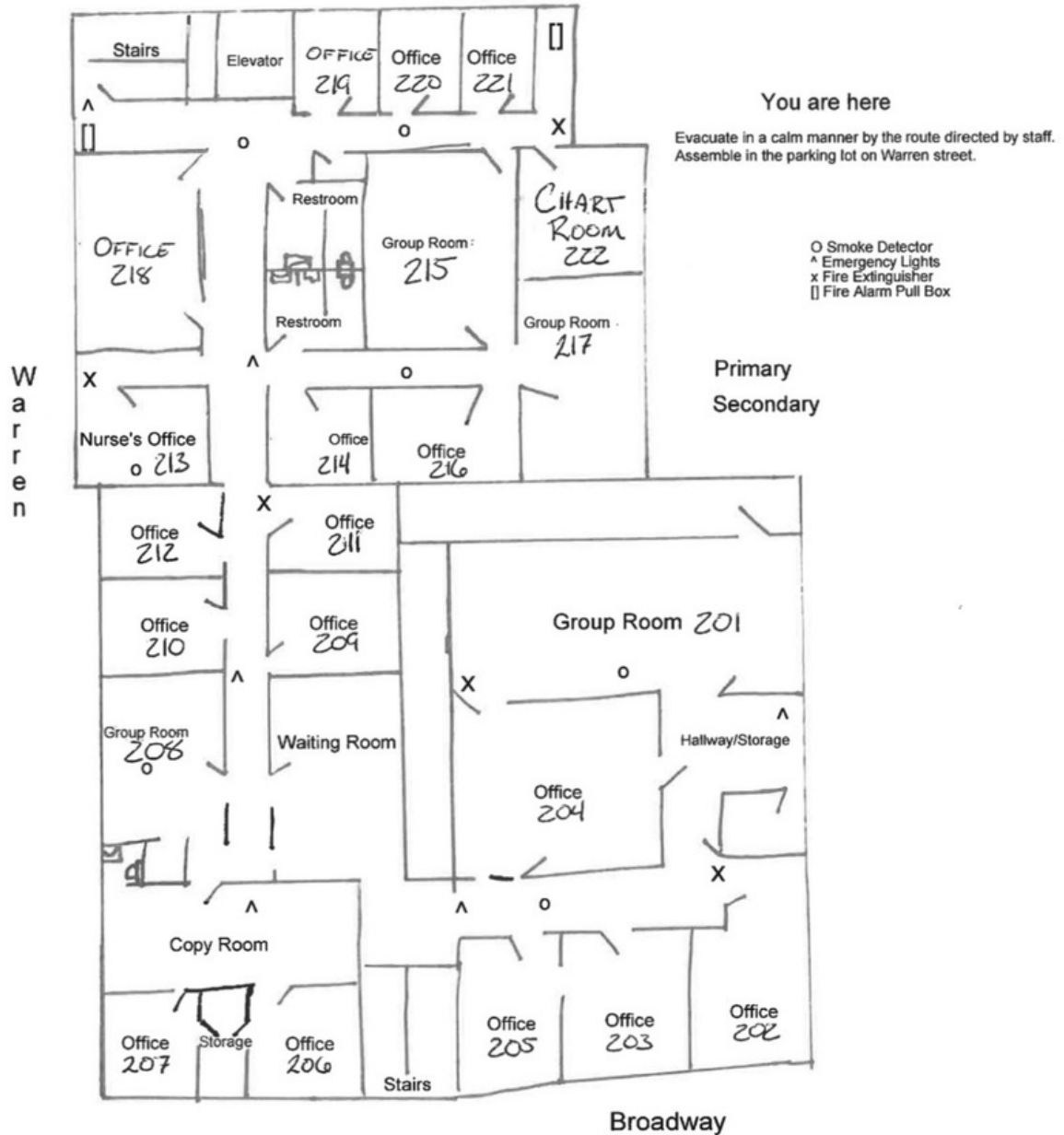
A - ALARM: Activate the fire alarm. Dial 911, diver operator location and brief description of fire

C - CONTAIN the fire. Close doors to prevent the spread of fire and smoke

E - EXTINGUISH the fire if you can do so safely

FLOOR PLANS

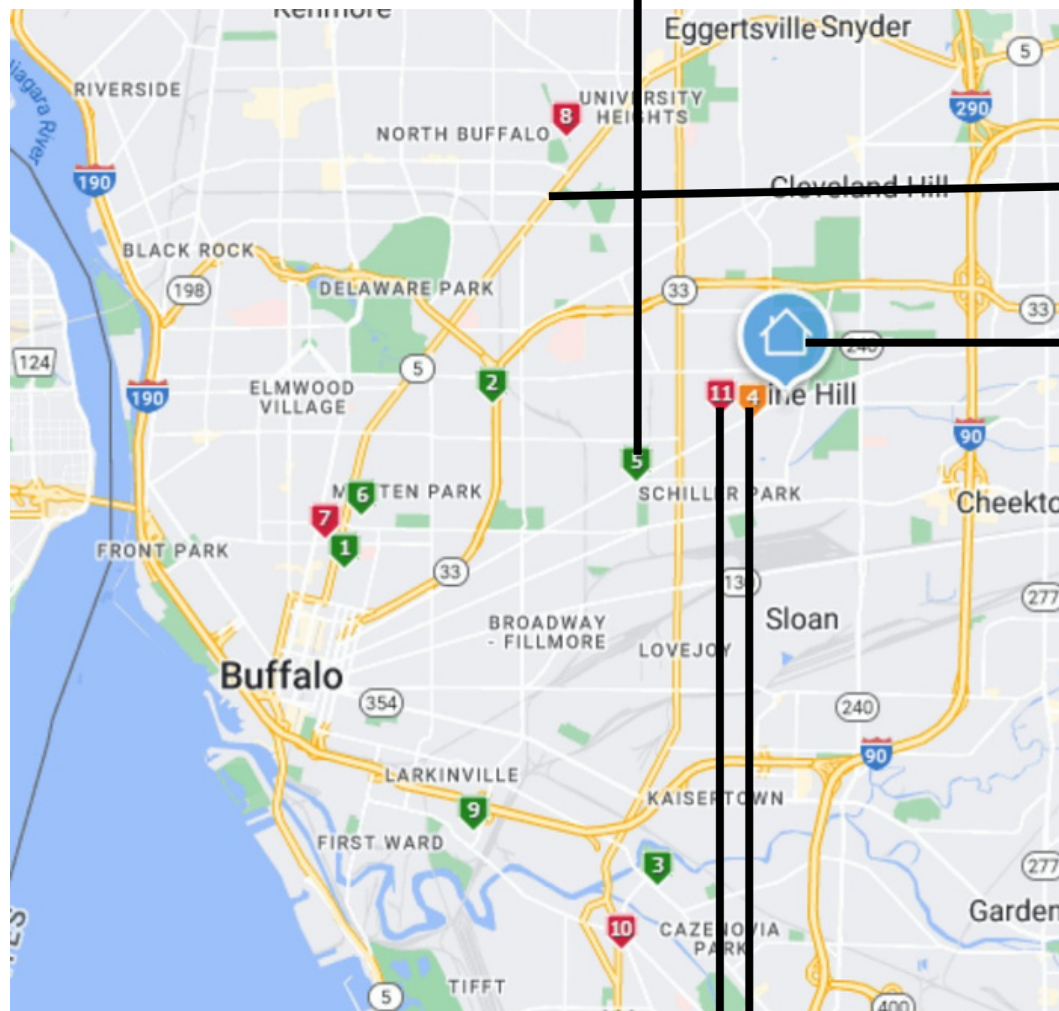
Fire Exits



R - RESUCE anyone in immediate danger
 A - ALARM: Active the fire alarm. Dial 911, give operator location and brief description of fire.
 C - CONTAIN the fire, Closing doors can prevent the spread of smoke and fire.
 E - EXTINGUISH the fire if your safety can be assured.



COMPARATIVE MARKET ANALYSIS



11 Doat st

31,246sf on a .97 acre lot
Sold for \$601,000
\$19.24 a square foot

2564 Delaware ave- YMCA

31,246sf on a 1.18 acre lot
Sold for \$727,500
\$37.44 a square foot

1520 East Delavan Avenue

listed \$500k, Sold \$975k 1.3 acres

Municipality Measurements

51,360 Sq.Ft
Price/Sq.Ft - \$19

Appraiser Measurements

38,112 Sq.Ft
Price/Sq.Ft - \$25.58

205 Esser Ave

Sold \$600K on 5/20/2025 | Assessed \$2.3M
109,352 SF Building | 130,680 SF Lot | \$5.49/SF

2010 Clinton St

Sold \$815K on 5/16/2025 | Assessed \$2.0M
51,050 SF Building | 69,834 SF Lot | \$15.97/SF

1833 Clinton St

Sold \$330K | Assessed \$1.1M
37,000 SF Building | 55,000 SF Lot | \$8.92/SF

1520 E Delavan Ave

Sold \$975K on 6/12/2025 | Assessed \$1.28M
51,360 SF Building | 58,071 SF Lot | \$18.99/SF

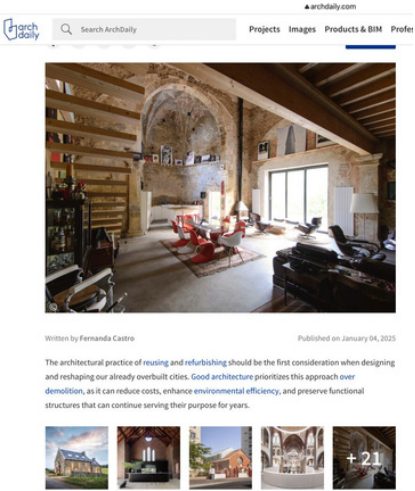
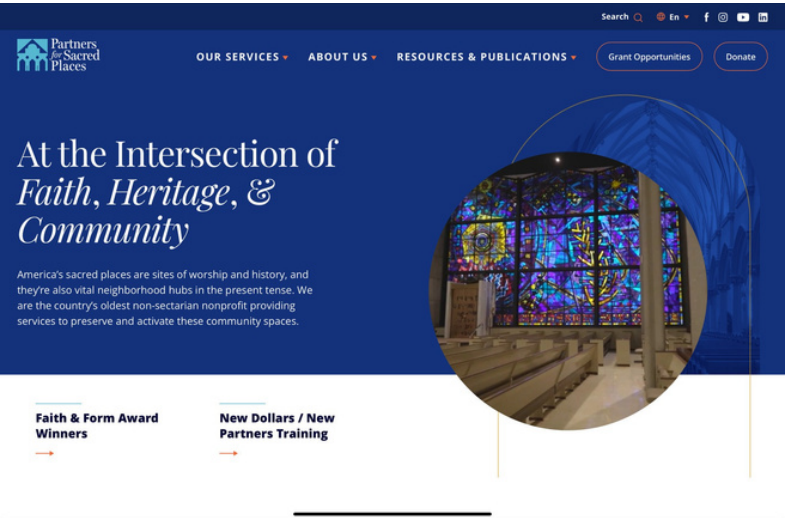
2205 Genesee st

20,055 on a .63 acre lot.
Sold for \$500,500
\$24.93 a square foot

162 Kerns ave

7,691 Sq.Ft on a 1.6 acre lot
Sold for \$411,500
\$53.50 a square foot

GRANTS, RESOURCES, CONCEPTS



Grants & Resources	Website
Historic Tax credits	https://www.nps.gov/subjects/taxincentives/index.htm
Historic Tax Credits	https://parks.ny.gov/shpo/tax-credit-programs/
Empire State Development	https://www.esd.ny.gov/east-side-building-fund
Weatherization	https://hcr.ny.gov/weatherization-applicants

