

7,400+/- SF Multipurpose Commercial Building

2363 Broadway St, Buffalo, NY 14212



OFFERING SUMMARY

Sale Price:	Call For Details
Available SF:	7,400 SF
Lease Rate:	Call For Details
Lot Size:	0.24 Acres
Year Built:	1964
Building Size:	7,387 SF
Zoning:	Commercial

PROPERTY OVERVIEW

Position your business for success with this versatile 7,400+/- SF commercial property situated on 0.24+/- acres along the heavily traveled Broadway corridor. Designed to accommodate a variety of commercial, educational, office, contractor, service, and institutional uses, this well-maintained building offers an exceptional blend of office, classroom, meeting, and shop space. Visitors are welcomed by a professional reception area that leads to two private offices and a spacious conference room, creating an ideal environment for administrative and client-facing operations. The facility also features two large classrooms that are perfectly suited for training, educational programs, workforce development, seminars, or collaborative workspaces. Supporting amenities include a convenient kitchenette, four bathrooms, and a large file/storage room, providing functionality for a growing organization. The rear shop area is enhanced by durable glass block windows that allow natural light while maintaining privacy and security. Two 10-foot overhead garage doors offer easy access for equipment, vehicles, deliveries, or warehouse operations. The property has benefited from newer mechanical systems, reducing future capital expenditures and providing operational efficiency for occupants. An on-site parking lot accommodates up to 10 vehicles, ensuring convenient access for employees, customers, and visitors. Whether you're seeking a headquarters location, training center, contractor facility, service operation, educational institution, or flexible mixed-use commercial space, 2363 Broadway Street delivers a unique opportunity to purchase or lease a turnkey property with a highly adaptable layout.



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LOCATION DESCRIPTION

Conveniently positioned along Broadway Street, the property benefits from excellent access to major transportation routes, surrounding residential neighborhoods, commercial corridors, and regional employment centers. Its central location provides convenient access for employees, customers, students, and vendors alike.

PROPERTY HIGHLIGHTS

- 7,400+/- SF Building on 0.24+/- Acres
- Welcoming Reception Area
- Two Private Offices
- Spacious Conference Room
- Two Large Classrooms / Training Rooms
- Kitchenette & Four Bathrooms
- Large File & Storage Room
- Shop Area with Glass Block Windows
- Two (2) 10' Overhead Garage Doors
- Newer Mechanical Systems
- Parking for Up to 10 Vehicles



NY & PA Licensed Broker

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4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221

ADDITIONAL PHOTOS

7,400+/- SF Multipurpose Commercial Building
2363 Broadway St, Buffalo, NY 14212



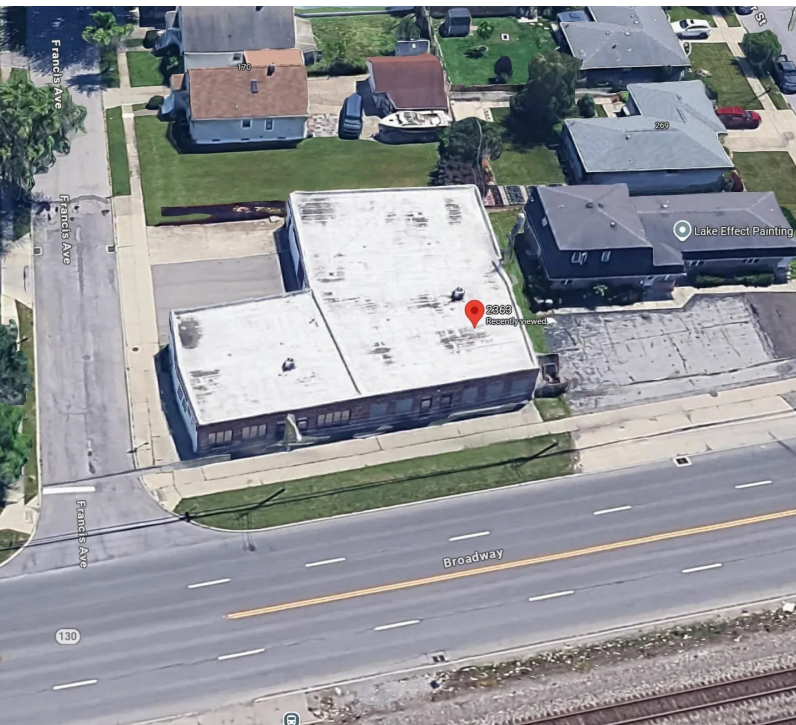
ADDITIONAL PHOTOS

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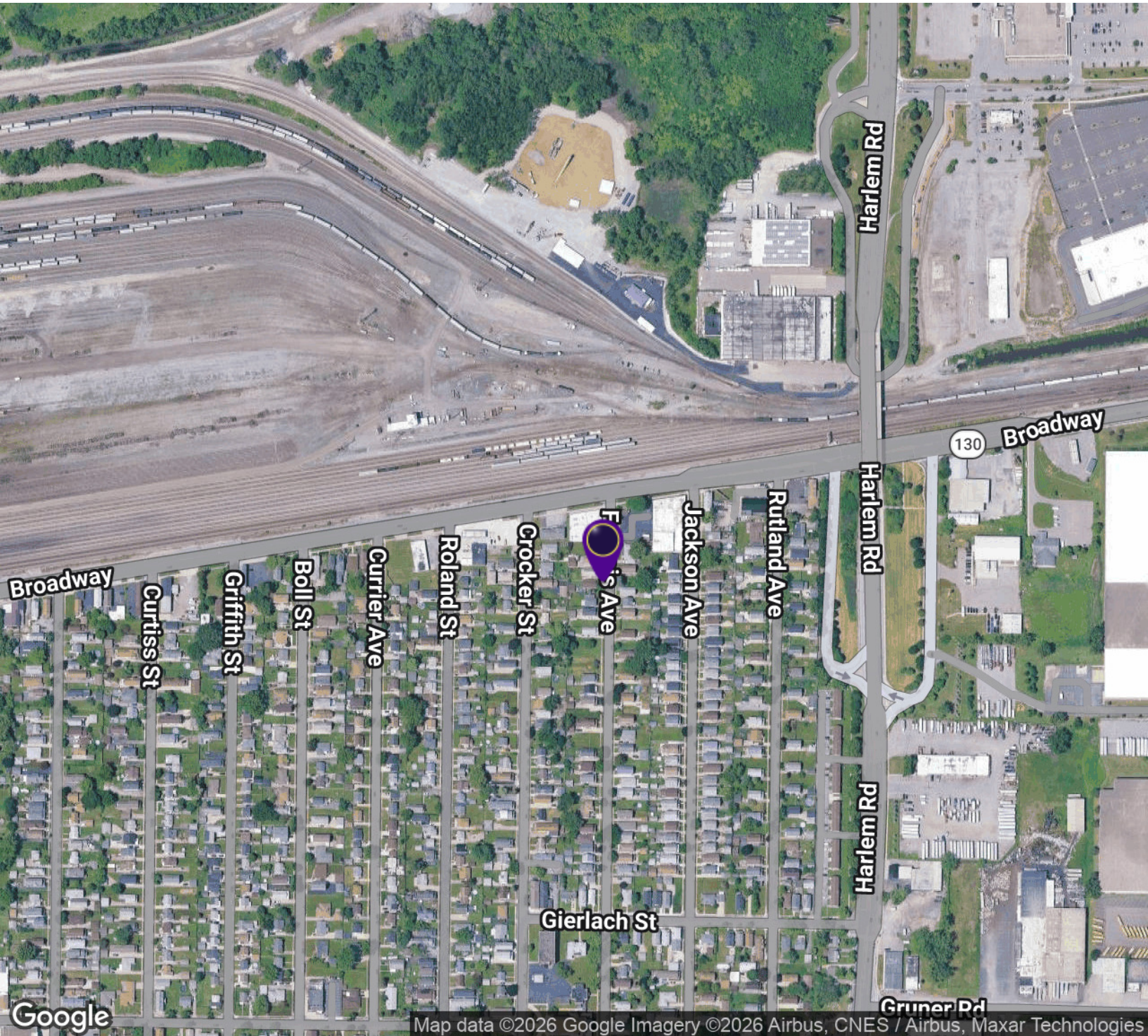
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LOCATION MAP

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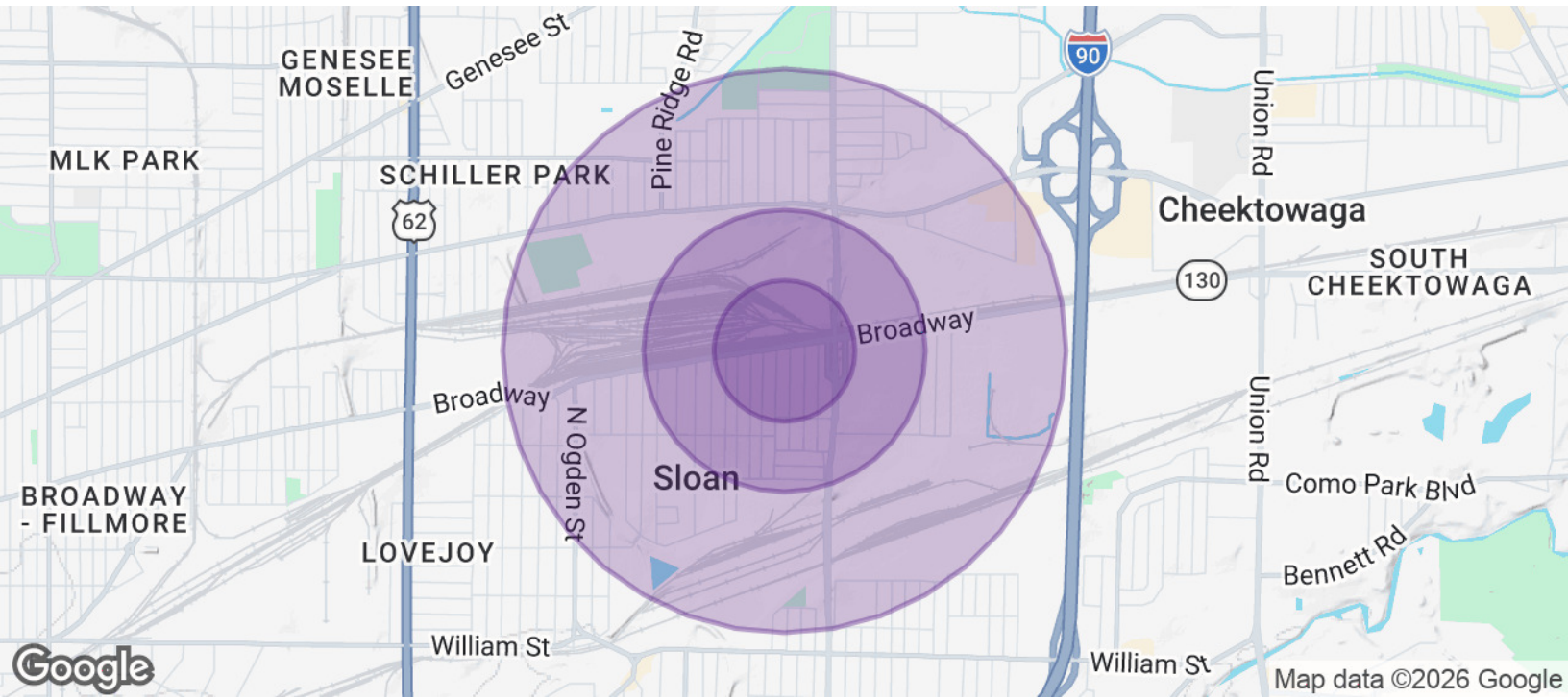


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DEMOGRAPHICS MAP & REPORT

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	853	2,435	12,313
Average Age	36.8	37.3	36.4
Average Age (Male)	36.9	37.7	34.3
Average Age (Female)	36.4	37.5	39.3
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	333	984	5,051
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$83,285	\$80,415	\$67,667
Average House Value	\$111,911	\$128,074	\$132,771

2023 American Community Survey (ACS)



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