



PROPERTY FOR SALE



388 FRANKLIN ST, BUFFALO, NY



HIGHLIGHTS

Positioned within Buffalo's Allentown Historic District, 388 Franklin Street offers a unique 3,756 SF standalone building on the corner of Franklin and Edward Street. Built in the 1880s, the property was served and operated by the Missionary Sisters of Our Lady Mercy, and now offers a distinctive, multi-level layout, well suited for conversion into residential units or professional/office use.

The building has 10+ spaces, 7 bedrooms, and front off-street parking, making it a strong investment opportunity just minutes from downtown Buffalo, with flexible N-2E zoning.

FEATURES

- ✓ 3,756 SF Total Space
- ✓ ± 1,878 SF Basement SF
- ✓ Historic Structure Built in 1880
- ✓ 0.17 AC Lot
- ✓ 60' Franklin St & 120' Edward St Frontage
- ✓ Flexible N-2E zoning
- ✓ 7 Bedrooms & 4 Bathrooms
- ✓ 3 Interior Staircases
- ✓ On Site Parking Area in Front
- ✓ Outdoor Rear Yard Activity Space



388 Franklin Street's interior showcases a highly adaptable floor plan across two main levels. Anchored by a former chapel with common living space, a full kitchen, large pantry, multiple stairwell access points, and an open layout reflect the building's unique architectural character.

Upper-level bedroom suites with bathrooms add further flexibility, while the basement offers additional space well suited for storage, mechanical use, or future residential buildouts. Combined with a spacious outdoor area, 388 Franklin Street stands out as a distinctive opportunity for purchase in the heart of the Allentown Historic District.

CONTACT US: ☎ 716-759-1718 ✉ TOM@VISONECO.COM

PRICE: \$614,999