

AVAILABLE



54 Gates Circle
Buffalo, NY 14209

- Located on Olmstead's historic Gates Circle in the premier neighborhood of Buffalo
- Directly across from the new Canterbury Woods Gates Circle continuing care retirement community
- A great location for law offices, medical/dental, or anyone serving Buffalo's aging population
- Approximately 6,200 SF office and apartment building on 0.28 Acres
- 8 on – site car parks
- Buy it for the land, perfect for redevelopment
- Fully leased at present; income/expense data available upon request.

ASKING PRICE: \$775,000.00

Contact Tony D'Auria or Jim Carminati at Waterbourne Real Estate Advisors, LLC for information at (716) 564-3944 or tony@waterbourne.com or jim@waterbourne.com

