

# MULTI-USE BUILDING

766-770 ELMWOOD AVE | BUFFALO, NEW YORK

***No Space Available For Lease***

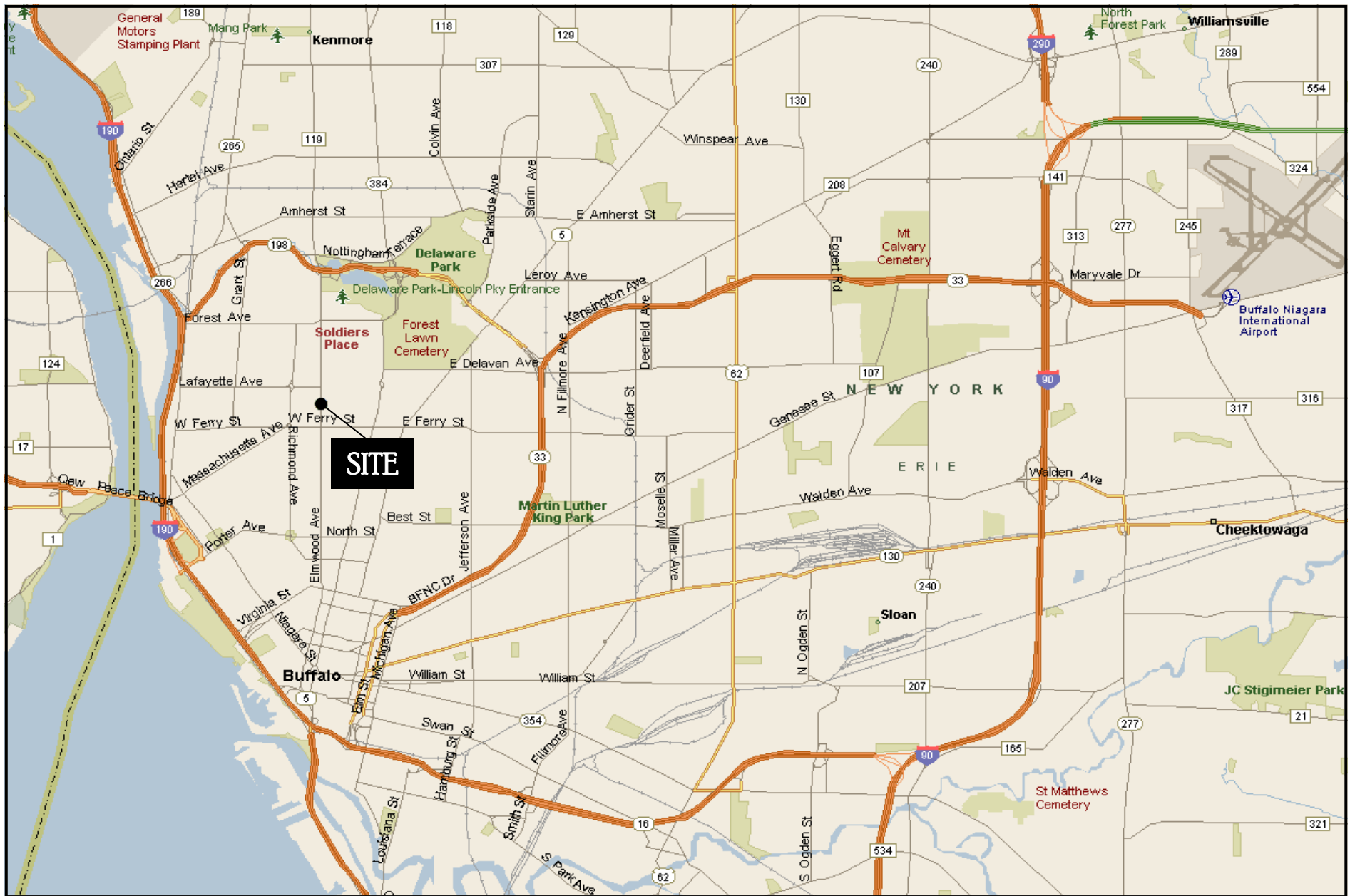


4053 MAPLE ROAD  
AMHERST, NY 14226  
PHONE (716) 833-4986 EXT 382  
WWW.BENCHMARKGRP.COM  
KEVIN ZUGGER  
KZUGGER@BENCHMARKGRP.COM

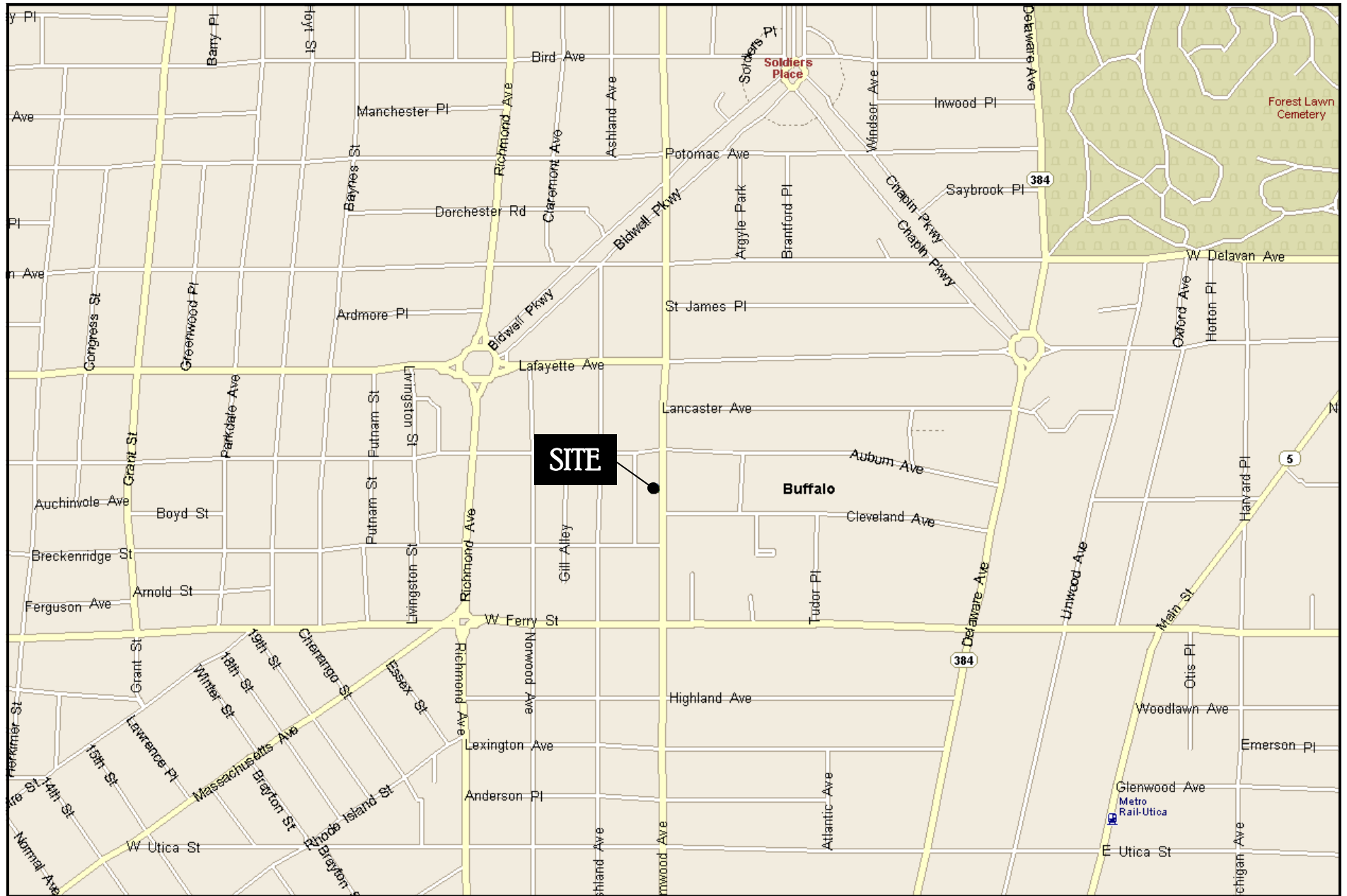
## FEATURES:

### 766-770 ELMWOOD AVENUE BUFFALO, NEW YORK

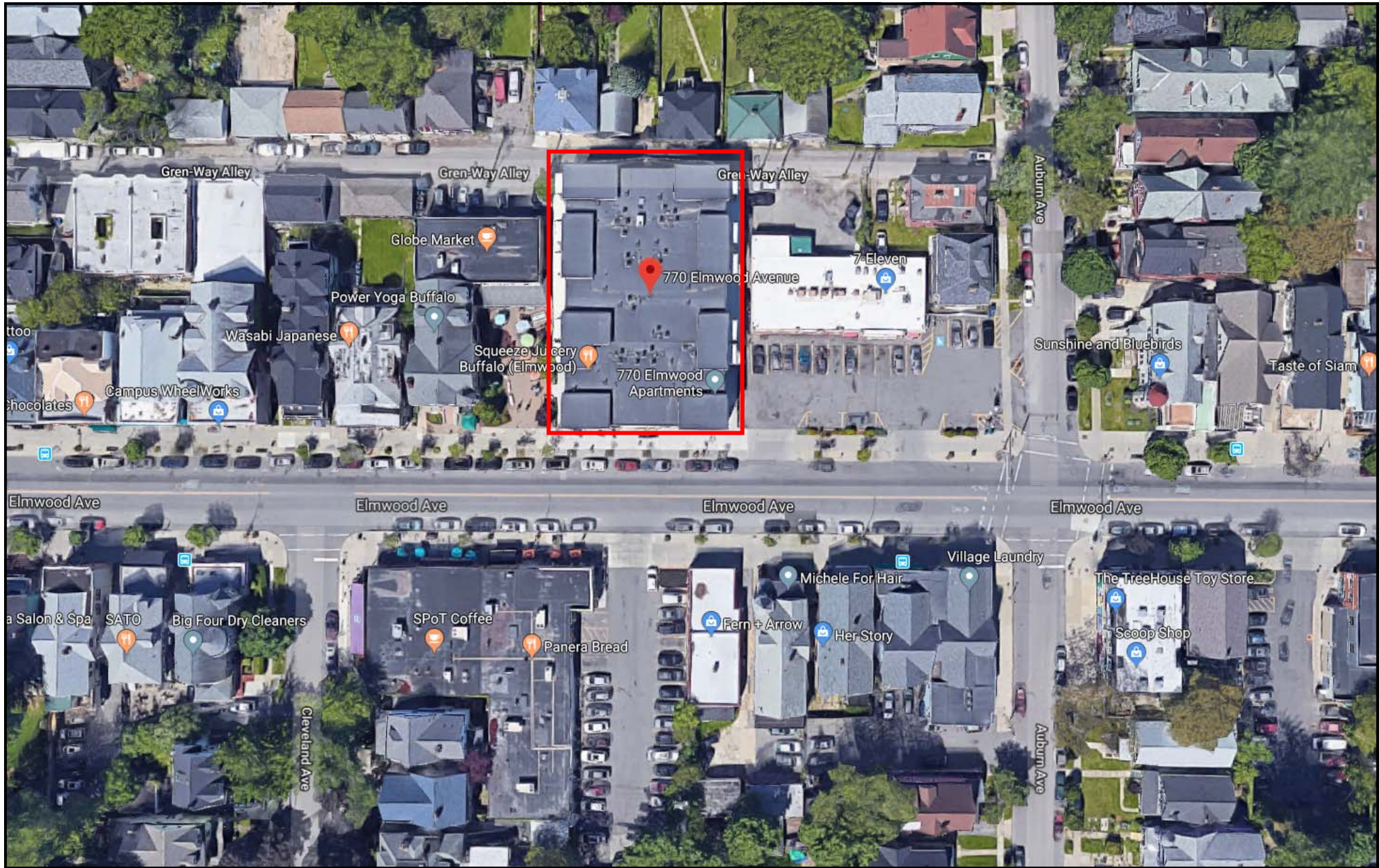
- 3 STORY BUILDING CONSTRUCTED IN 2015 WITH 24 RESIDENTIAL LUXURY APARTMENTS AND 3 RETAIL UNITS
- STOREFRONTS IN THE DESIRABLE, HIGH DEMAND ELMWOOD VILLAGE BETWEEN CLEVELAND AVE & AUBURN AVE
- NUMEROUS ESTABLISHED NEIGHBORING SHOPS AND EATERIES WHICH ATTRACT HIGH PEDESTRIAN TRAFFIC
- RETAIL DISTRICT IN WALKING DISTANCE TO HIGH DENSITY, MOST AFFLUENT NEIGHBORHOODS OF BUFFALO
- CLOSE TO SEVERAL SCHOOLS INCLUDING BUFFALO STATE COLLEGE, CANISIUS HIGH SCHOOL AND NARDIN ACADEMY
- OVER 16,700 VEHICLES PASS THE SITE DAILY
- CONTACT KEVIN ZUGGER FOR FURTHER INFORMATION



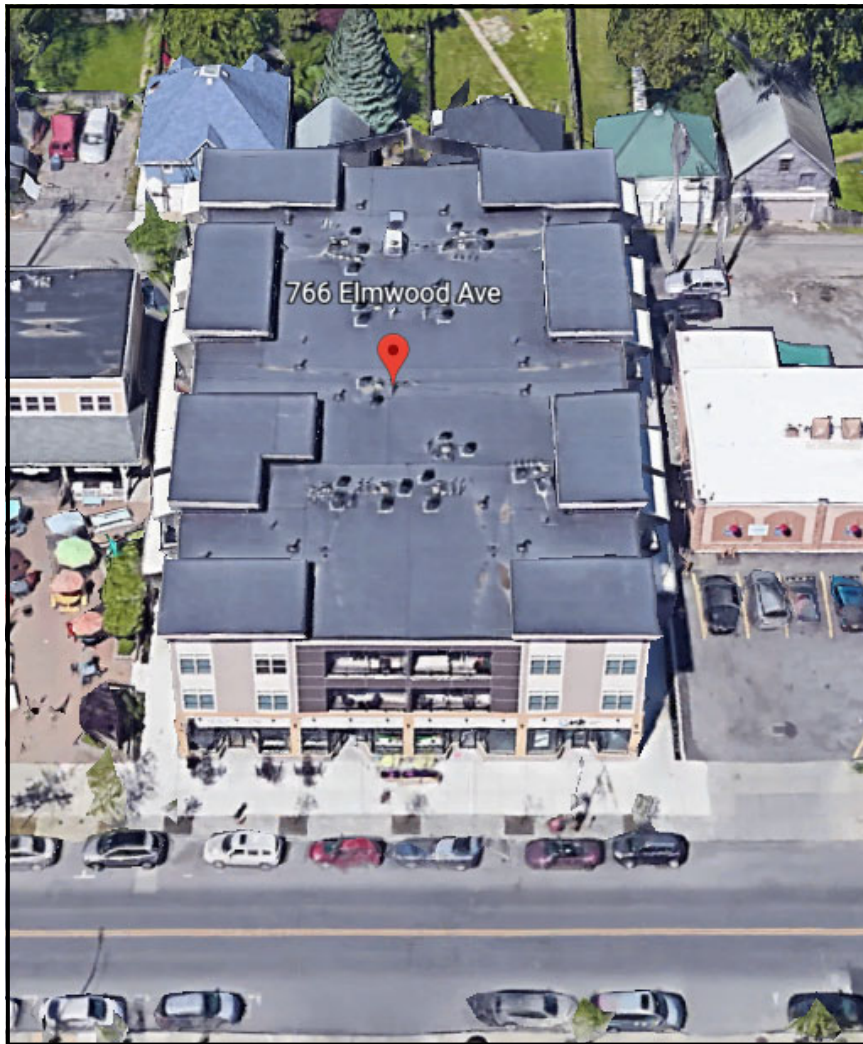
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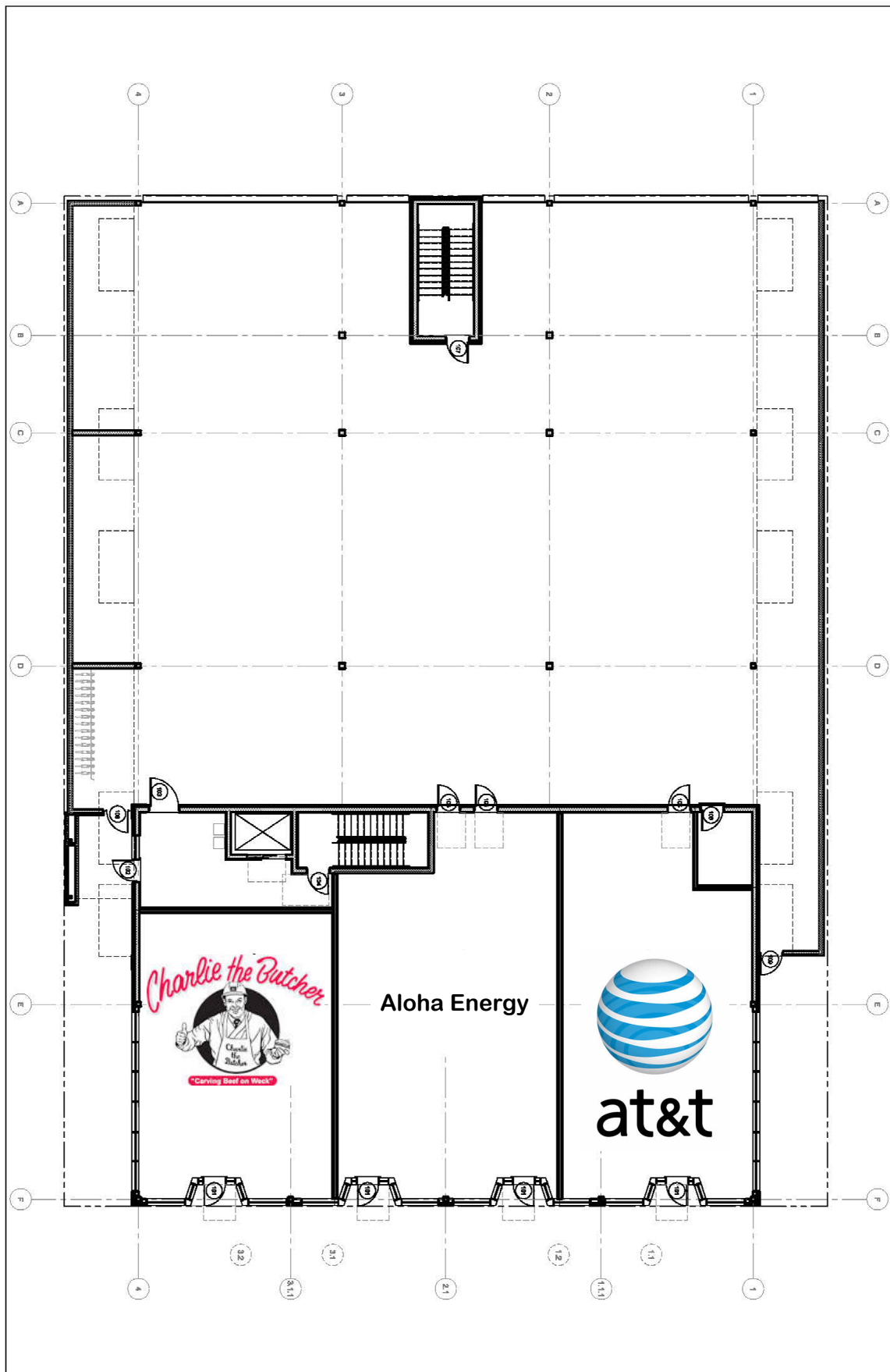


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