

ASKING PRICE \$599,000
BUSINESS RELOCATING; REAL ESTATE
FOR SALE



445 FRANKLIN
BUFFALO NY 14202



445 FRANKLIN

PROPERTY INFORMATION



ASKING PRICE \$599,000
PPSF \$165

Address	445 Franklin Street Buffalo, NY 14202
Location	Erie County
SBL	100.78-4-27
Gross Lot Size	.14 Acres
Structural SF	~3100 (needs verification)
Zoning	N-2E
Year Built	1869
Special District	Allentown Historic District
Assessment (22/23)	\$320,000
Water/Sewer	City of Buffalo



FLEXIBLE SPACE USES



PROPERTY HIGHLIGHTS

1

MODERN INTERIOR

Fresh, classic interior aesthetic that is appropriate for a range of uses.

2

UPDATED BUILDING

New roof, updated mechanicals and interior renovation in 2015.

3

DESIRABLE LOCATION

Sitting in the heart of Allentown's Historic District.

4

EASE OF ACCESS

Walk or use public transit to access BNMC, downtown, UB Jacobs School of Medicine and shopping/entertainment.

5

PARKING

Dedicated parking in rear, maximized by tandem use.

6

VALUE ABOUND

Buyers will find this property is move-in ready with no improvement needs for office or retail use.



PROPERTY DESCRIPTION

BEST IN CLASS OPPORTUNITY

Allentown is known for its historic and eclectic character, with a rich mix of residential and commercial areas. Situated just north of downtown Buffalo and known for its vibrant arts and culture scene. The neighborhood is characterized by tree-lined streets, historic architecture, and a bohemian atmosphere. Nearby Allen Street, the main thoroughfare in Allentown, is lined with a variety of shops, restaurants, cafes, and art galleries.

The neighborhood is also famous for its annual Allentown Art Festival, one of the oldest and largest outdoor art festivals in the United States. The festival attracts artists, musicians, and visitors from all around, contributing to the lively and creative atmosphere of the area.

445 Franklin is a classic and well-cared for representation of the area. With its Italianate style and a gable roof, the property is distinguished, yet approachable.





WHAT TO KNOW ABOUT MONET KIFNER

Monet Alyssa Kifner is the artist who created the exterior mural on the South side of 445 Franklin. She is a freelance illustrator who was born, raised, and currently residing in Buffalo. Her interests as described by AKG are “in exploring form, pattern, fashion, and nature, and crafts psychedelic and colorful motifs to adorn her figures in works that combine digital and traditional mediums”. She is a graduate of the Fashion Institute of Technology in 2019, and her work was featured in the 2019 and 2020 editions of the Society of Illustrators Student Scholarship Exhibit and the 2021 Communication Arts Annual. The mural has a 10 year maintenance period by AKG, yet is not required to remain in place for any length of time.



Mural, Monet Kifner

DEMOGRAPHICS



276,807
POPULATION



61,174
AVERAGE INCOME



20 MINUTES
MEAN TRAVEL TIME TO
WORK



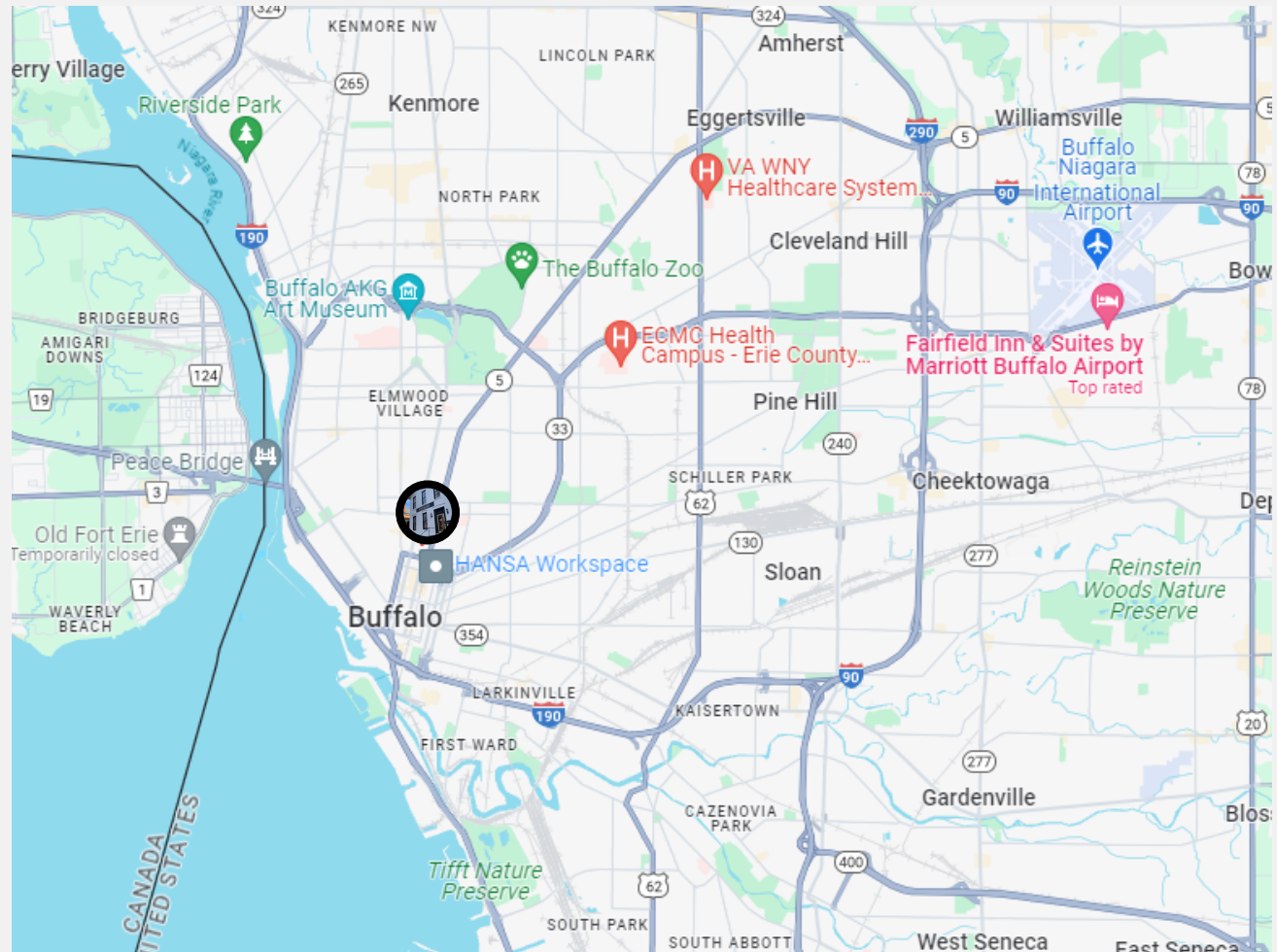
40.1%
OWNER OCCUPIED
HOUSING



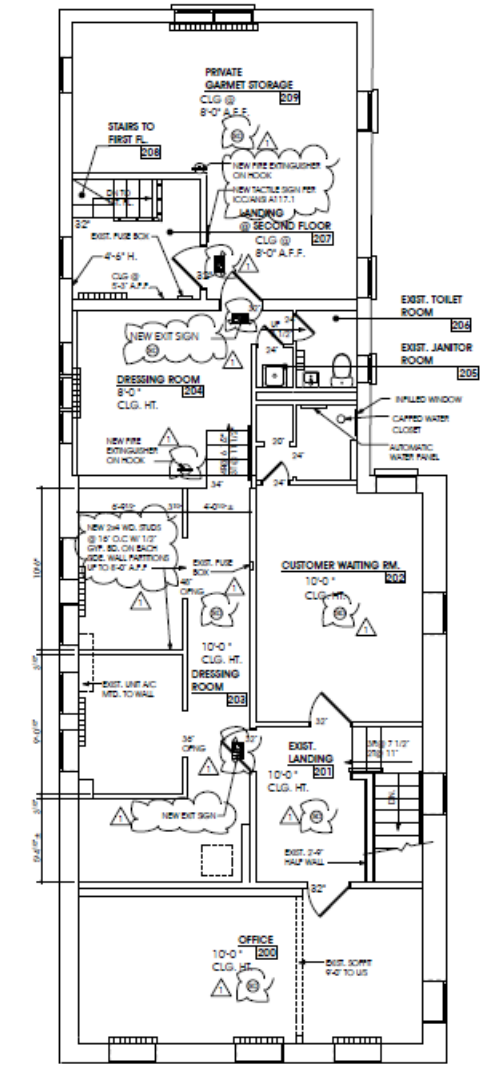
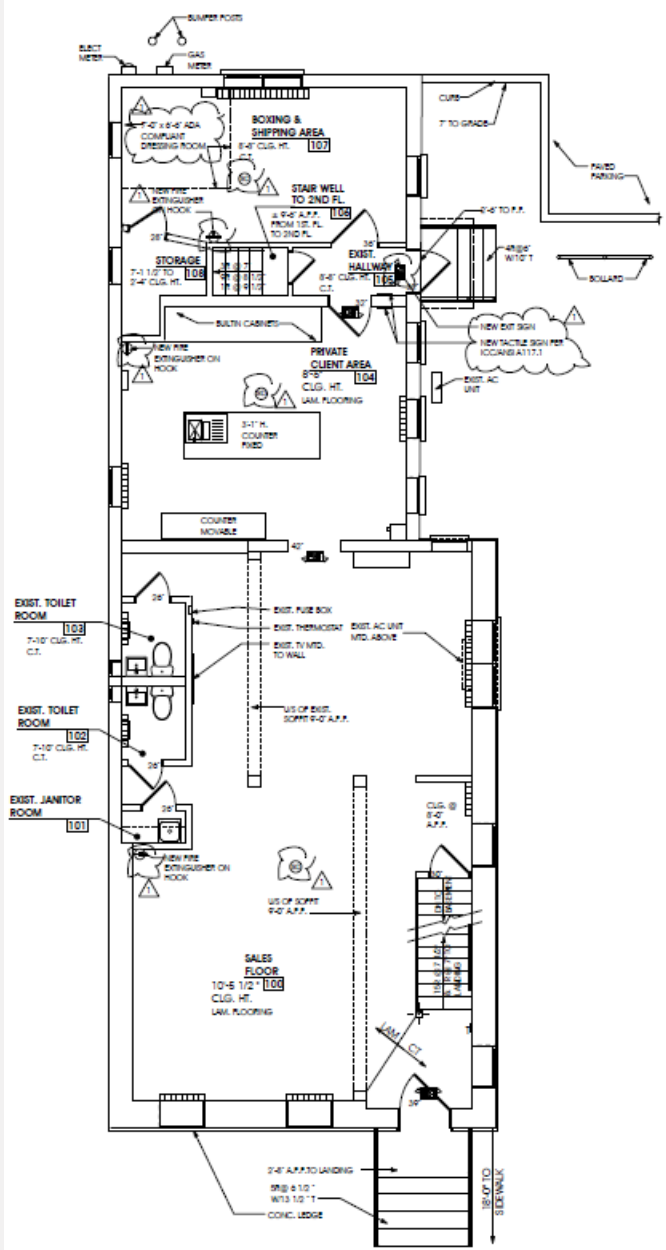
LOCATION MAP

AREA POINTS OF INTEREST

-
-
- Shea's Theatre
-
- Allentown Historic District
-
- Buffalo Niagara Medical Campus
-
- UB Jacobs School of Medicine
-
- Delaware District
-
- Elmwood Village
-
- Downtown Buffalo
-
- International Crossing and Airports
-
- Local Bars and Restaurants



FLOOR PLAN

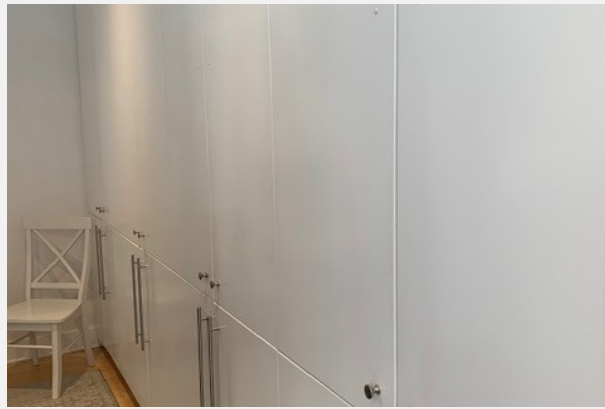




Waterloo



Light filled work room



Custom storage



Stunning Showroom



Mechanical updates



Three lavatories



Dressing room; or repurpose for work spaces



Inviting entrance



CONTACT US

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