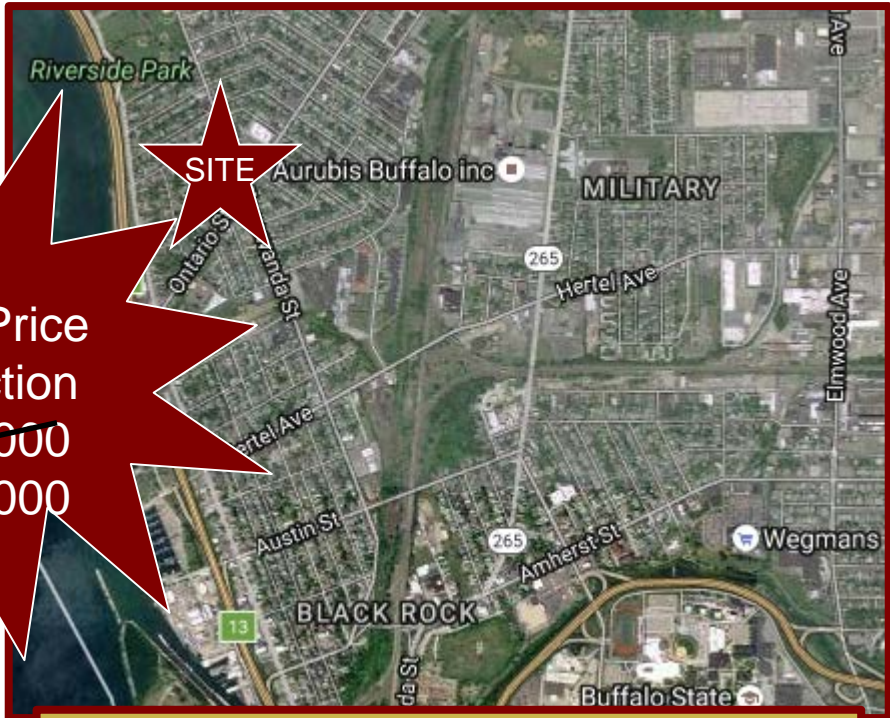
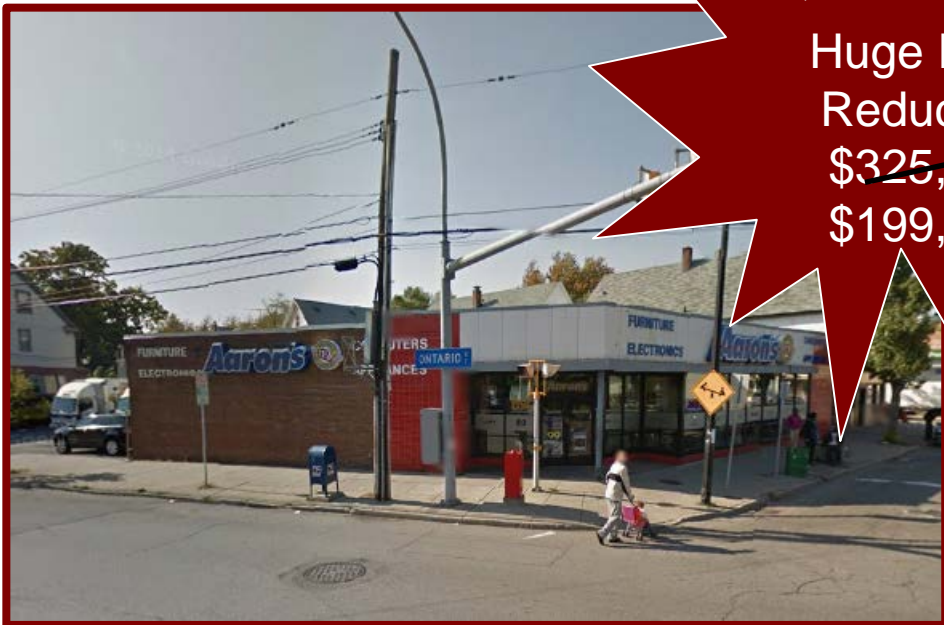




# Great Dane Properties, LLC

Commercial Real Estate Sales, Leasing, Management & Development

**For Sale**  
774 - 776 Tonawanda Street  
Buffalo, NY 14207



**Huge Price Reduction**  
~~\$325,000~~  
**\$199,000**

Great Dane Properties is pleased to present a 5,194 SF building available for sale on the corner of the busiest intersection in the Riverside Community of Buffalo, NY.

<p><b>Joe Draghi</b> Licensed Real Estate Broker Licensed in New York, New Hampshire, Connecticut, Massachusetts, Vermont &amp; Florida 607-838-3263 – jdraghi@greatdaneproperties.com</p>	<p>Fax 607-218-8721 * Florida Office: 6151 Blackjack Court N, Punta Gorda, FL 33982</p>	<p><b>Karina Draghi</b> Licensed Real Estate Broker Licensed in New York &amp; Florida 607-838-3463 – karina@greatdaneproperties.com</p>
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## 2015 Demographics

774 - 776 Tonawanda Street, Buffalo, NY 14207

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	15,921	112,513	271,043
Median HH Income	\$37,270	\$54,151	\$52,610

**ENTERPRISE**  
FOLDING BOX CO., INC.

**Save a lot**  
food stores

**DOLLAR GENERAL**

**RITE AID**

**Ricotta's**  
FOOD THAT TALKS  
Pizza, Pasta, Subs and more...

**M&T Bank**

**H&R BLOCK**

**SITE**

**RFC**

**cricket**

Site is  
2 Miles  
North of  
Buffalo  
State  
College

**FWLER'S**  
FINE CHOCOLATE SINCE 1910

**metroPCS**

Riverside  
Institute of  
Technology

**Getty**

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**Joe Draghi 607-838-3263** – [jdraghi@greatdaneproperties.com](mailto:jdraghi@greatdaneproperties.com)

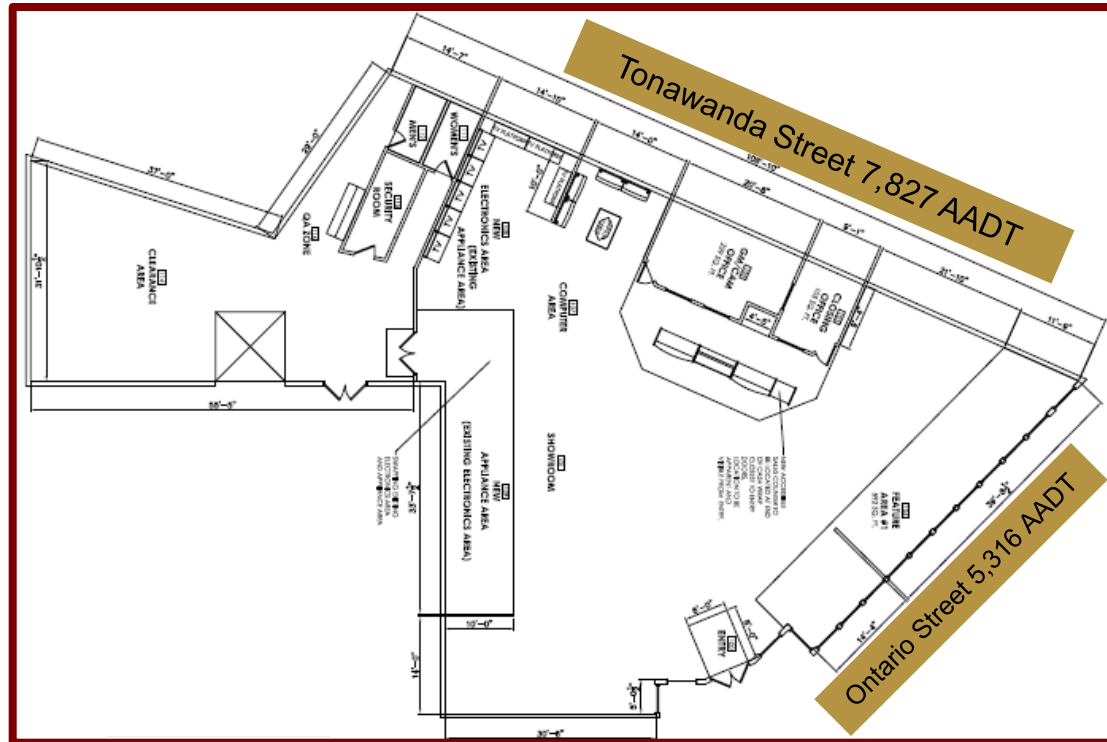
**Karina Draghi 607-838-3463** – [karina@greatdaneproperties.com](mailto:karina@greatdaneproperties.com)

Fax 607-218-8721

NY Office: PO Box 212, Mclean, NY 13102 \* Florida Office: 6151 Blackjack Court N, Punta Gorda, FL 33982



- Single-tenant retail building
- Great location for small retail, service or restaurant use
- 5,194SF building on .23 Acres 59.2 X 118.95
- Commercially Zoned C-2 (Community Business District)
- On/Off ramps for I-190 are located about 1 miles south of Ontario Street



The information contained herein was obtained from sources we consider reliable; however no representation or warranty is made to its accuracy and is submitted subject to errors, omissions, prior sales, and withdrawal from the market or change in price; or changes to the subject property's condition, layout, square footage and development plans without notice. Seller/Landlord and Broker make no representation as to the environmental condition of the property or suitability for use, and recommend Purchasers/Lessors independent investigation.



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