

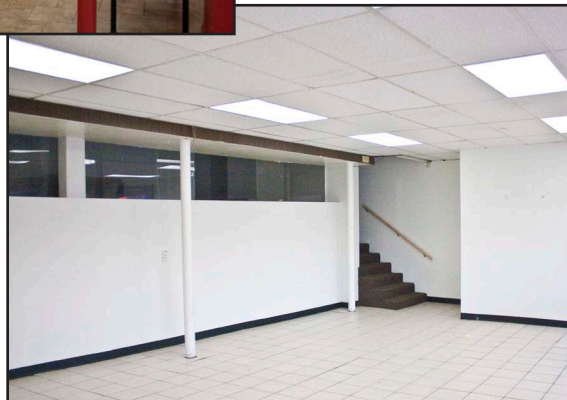


## 3107 Delaware Ave.

Buffalo, NY 14217

10,000 SQ. FT. MIXED USE  
RETAIL/OFFICE/RESIDENTIAL

- 6 units (3 retail/3 residential)
- Turn-key restaurant space 1,600 sq. ft.
- Retail space 1,300 sq. ft.
- Upstairs Office space 2,000 sq. ft.
- 3 Residential Apts. located in rear of building
- Located near Sheridan Ave



For Smartphones



# McGuire

## Development Co

*Trust Through Transparency*

**Real Estate Services Group**

SALE | LEASE | CONSULTING | BROKERAGE DEVELOPMENT

# For SALE/LEASE

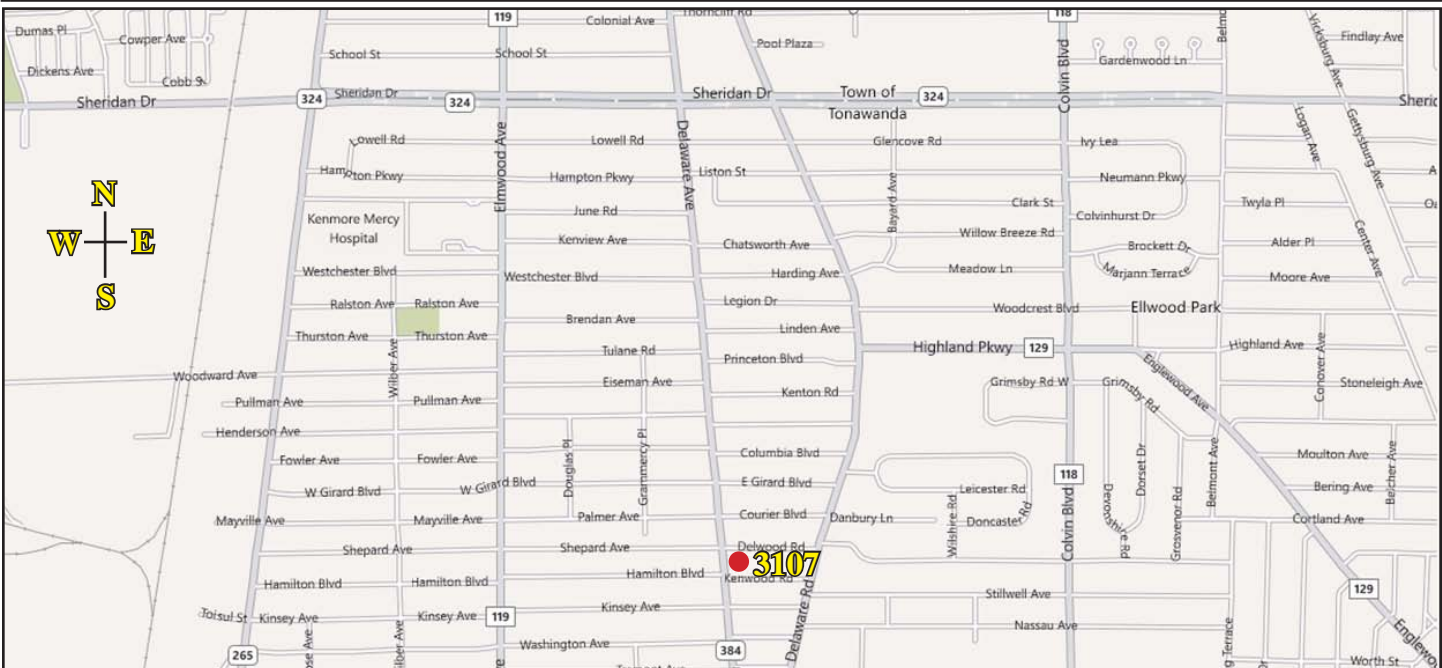
Contact: (716) 829-1900

[www.McGUIREDEVELOPMENT.com](http://www.McGUIREDEVELOPMENT.com)



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