



415 Franklin St.

Buffalo, NY 14202

4,053 SQ. FT. RETAIL SPACE & APARTMENTS

- Located in the heart of Allen Town
- 1,000 sq. ft. retail space
- 6 car parks
- 3 units with 2 currently occupied



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Development Co

Trust Through Transparency

Real Estate Services Group
SALE | LEASE | CONSULTING | BROKERAGE DEVELOPMENT

For SALE



Scan the QR code above with your smart phone for easy access to our site www.mcguiredevelopment.com



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Location Info:

School District : **Buffalo**
Census Tract : **68.00**

Carrier Route : **C017**
Township : **Buffalo**

Tax Info:

Tax ID : **140200-111-220-0008-033-000**
Tax Year : **2010**
Assessment Year : **2010**
Land Assessment : **\$18,000**
Improved Assessment : **\$135,000**
Total Assessment : **\$153,000**
% Improv : **88%**

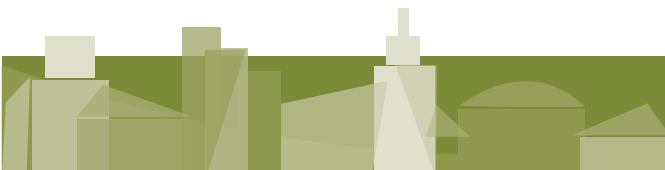
SWIS Code : **140200**
Tax Appraisal Area : **0200**
Legal Description : **51.75 S Virginia**
Lot Number : **33**
Block ID : **8**
County Tax : **\$5,743**

Characteristics:

(MLS data below displayed in grey)

Lot Frontage : **50**
Lot Acres : **.1584**
Style : **Old**
Exterior : **Wood**
Condition : **Average**
Bedrooms : **5**
Other Rooms : **Kitchen**
Sewer : **Commercial**
Cooling Type : **Central**
Porch : **Covered Porch**

Lot Depth : **138**
Basement Type : **Full**
Building Sq Ft : **4,053**
Stories : **2 | 3**
Year Built : **1880**
Full Baths : **3**
Water : **Commercial**
2nd Floor Area : **1689**
Heat Type : **Hot Water Steam**



Contact: Jon Cocca at (716) 553-1652
www.McGUIREDEVELOPMENT.com