

FOR SALE

70 NIAGARA STREET

Buffalo, NY 14202



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This five story office building with basement at the edge of Niagara Square offers 28,100 square feet of office space, currently divided into a mix of individual and group suites. Many law firms have taken up residence at 70 Niagara due to its location central to numerous courts and government offices.

- Currently divided into 40 units, a mix of individual and group suites
- 78% of units are occupied (as of March 2021)
- Nearby parking in both the Fernbach and Turner ramps, each one block away
- Prominent location on Niagara Square near Buffalo City Hall in the Joseph Ellicott Historic Preservation District
- Constructed in 1925 as the Schoelkopf, Hutton & Pomeroy Investment Bank
- Situated among recent and ongoing development projects including Statler City, Buffalo Police & Fire Headquarters, and the ACB Building
- Asking price: \$3,650,000



70 NIAGARA STREET

- **Convenient Commute**

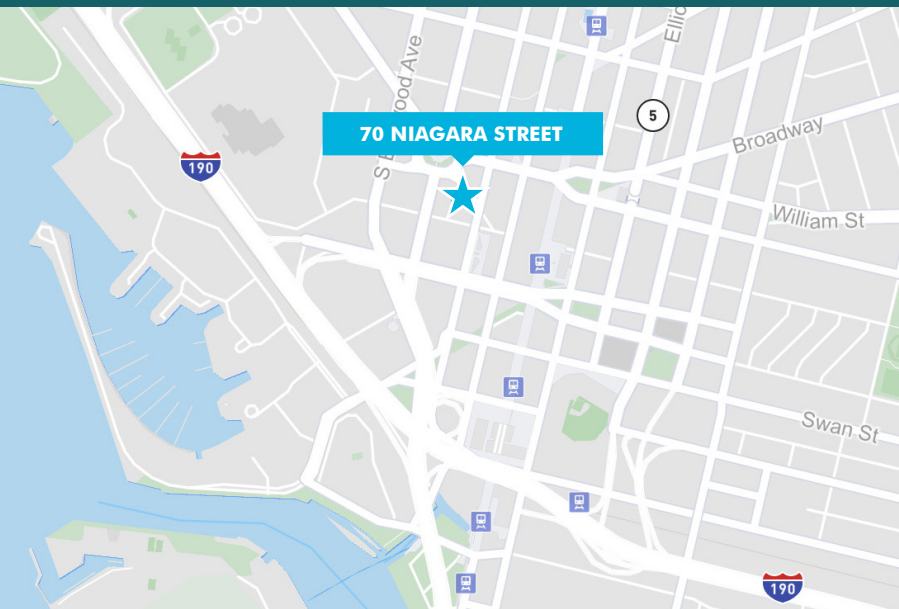
The property offers nearby highway access less than 0.5 mile to I-190 (Exit 7) and less than 0.25 mile to Route 5/Skyway.

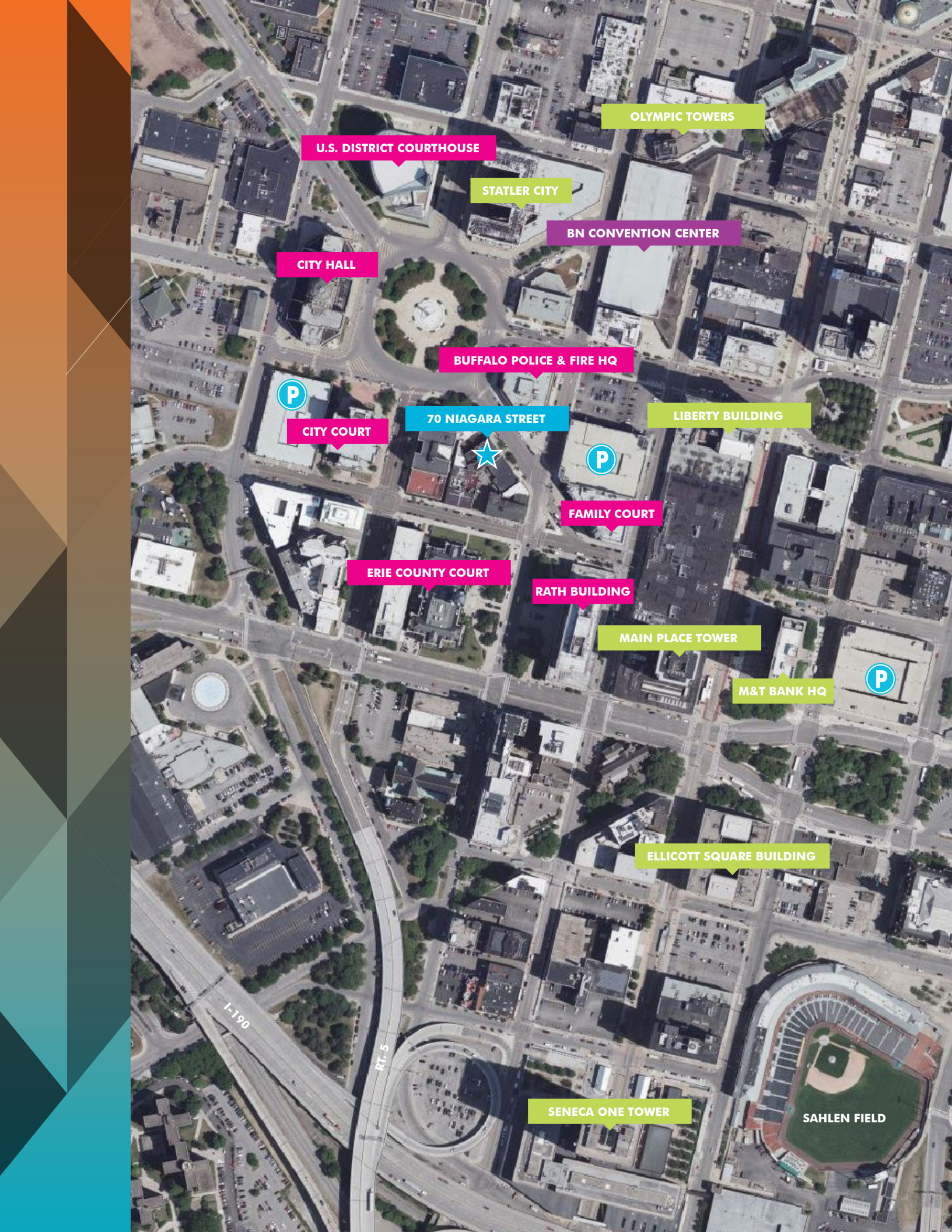
- **Quick to Court**

Law firms have a long history of working at 70 Niagara with city, county, state, and federal courts all within a few blocks of the property.

- **Opportunity Zone**

This office property is located within a Qualified Opportunity Zone created by the Tax Cuts and Jobs Act of 2017.





U.S. DISTRICT COURTHOUSE

OLYMPIC TOWERS

STATLER CITY

BN CONVENTION CENTER

CITY HALL

BUFFALO POLICE & FIRE HQ

P

CITY COURT

70 NIAGARA STREET



P

FAMILY COURT

ERIE COUNTY COURT

RATH BUILDING

MAIN PLACE TOWER

M&T BANK HQ

P

ELLICOTT SQUARE BUILDING

SENECA ONE TOWER

SAHLEN FIELD

I-190

RT-5

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PLEASE CONTACT:

Julie Greene

Lic. Real Estate Salesperson
+1 716 855 3700 x 8717
julie.greene@cbre-buffalo.com

Robert Dimmig, AICP

Lic. Associate Real Estate Broker
+1 716 855 3700 x 8712
robert.dimmig@cbre-buffalo.com

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