

11 Property Portfolio Humboldt Parkway

Buffalo, New York 14214

[Click here to watch the video tour](#)

\$3,900,000



Humboldt Parkway Portfolio

Buffalo, New York 14214

For Sale

11 property portfolio with residential zoning near Delaware Park in Buffalo, New York. The properties are former homes that were converted and used as offices along the northern boundary of the former Medaille University's campus which will be the new home of Buffalo Academy of Science Charter School.

The site offers immediate highway access and is one block away from NFTA Metro Rail service.

Property Highlights

- + Portfolio of 11 properties along Humboldt Parkway formerly used as office spaces
- + Zoning: N-3R Residential (City of Buffalo Green Code)
- + Adjacent to new campus for Buffalo Academy of Science Charter School (BuffSci)
- + Immediate highway access to Route 198 and Route 33
- + Located near Sisters of Charity Hospital, Delaware Park, Canisius University, Buffalo AKG Art Museum, Buffalo State University, and restaurants along Hertel Avenue
- + All properties sold in **as-is, where-is** condition

Area Demographics

	0.5 mi.	1 mi.	3 mi.
Total Population	3,866	18,445	235,779
Avg. Household Income	\$84,982	\$86,548	\$71,086
Median Household Income	\$55,076	\$55,421	\$45,775



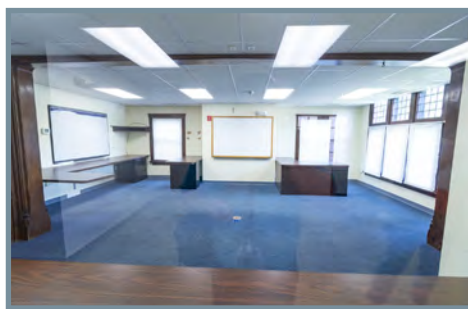
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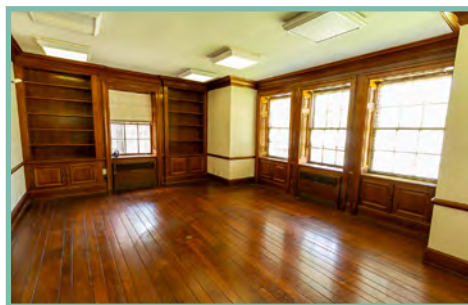
For Sale



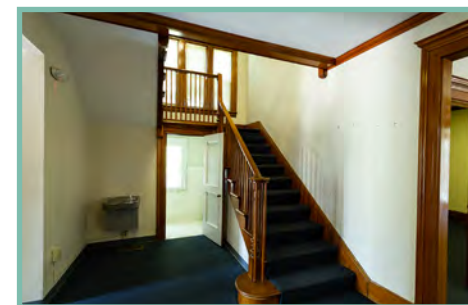
Property Address	73 Humboldt Pkwy.
Tax ID	089.570-0005-002.0000000
Year Built	1900
Building Size	4,466 SF
Lot Size	48'x158' (0.21 AC)
Assigned Use	2-Family
Zoning	N-3R



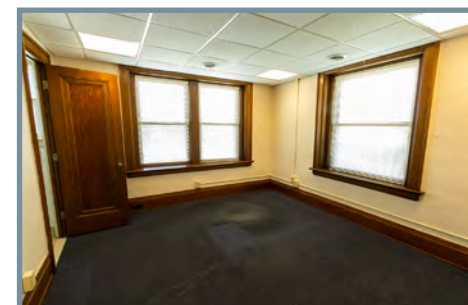
Property Address	77 Humboldt Pkwy.
Tax ID	089.570-0005-003.0000000
Year Built	1900
Building Size	3,785 SF
Lot Size	50'x154' (0.17 AC)
Assigned Use	Single Family
Zoning	N-3R



Property Address	81 Humboldt Pkwy.
Tax ID	089.570-0005-004.0000000
Year Built	1910
Building Size	3,262 SF
Lot Size	50'x150" (0.17 AC)
Assigned Use	Single Family
Zoning	N-3R



Property Address	85 Humboldt Pkwy.
Tax ID	089.570-0005-005.0000000
Year Built	1915
Building Size	3,537 SF
Lot Size	50'x150" (0.17 AC)
Assigned Use	Single Family
Zoning	N-3R



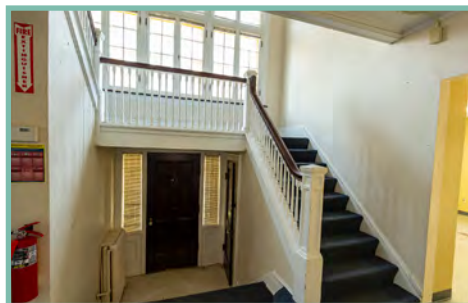
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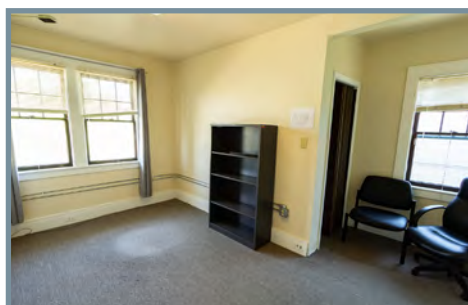
For Sale



Property Address	91 Humboldt Pkwy.
Tax ID	089.570-0005-006.0000000
Year Built	1910
Building Size	3,017 SF
Lot Size	50'x150" (0.17 AC)
Assigned Use	Single Family
Zoning	N-3R



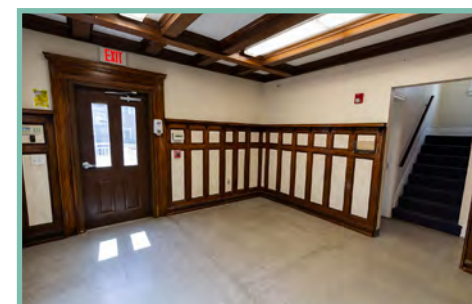
Property Address	95 Humboldt Pkwy.
Tax ID	089.570-0005-007.0000000
Year Built	1926
Building Size	3,329 SF
Lot Size	50'x154' (0.17 AC)
Assigned Use	Single Family
Zoning	N-3R



Property Address	103 Humboldt Pkwy.
Tax ID	089.570-0005-008.0000000
Year Built	1920
Building Size	2,880 SF
Lot Size	50'x150" (0.17 AC)
Assigned Use	Apartments
Zoning	N-3R



Property Address	107 Humboldt Pkwy.
Tax ID	089.570-0005-009.0000000
Year Built	1920
Building Size	2,392 SF
Lot Size	50'x150" (0.17 AC)
Assigned Use	Single Family
Zoning	N-3R



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Property Address 117 Humboldt Pkwy.

Tax ID 089.570-0005-011.0000000

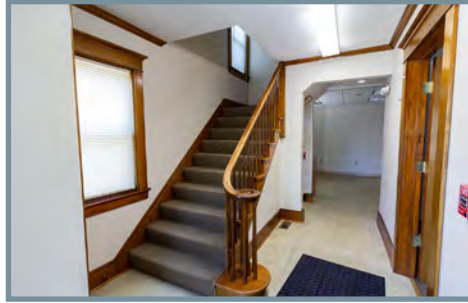
Year Built 1935

Building Size 2,460 SF

Lot Size 50'x150" (0.17 AC)

Assigned Use Office Building

Zoning N-3R



Property Address 2 Agassiz Circle

Tax ID 089.570-0005-001.0000000

Year Built 1925

Building Size 2,595 SF

Lot Size 73'x179" (0.3 AC)

Assigned Use Single Family

Zoning N-3R



Property Address 121 Humboldt Pkwy.

Tax ID 089.570-0005-012.0000000

Year Built 1910

Building Size 2,308 SF

Lot Size 50'x150" (0.17 AC)

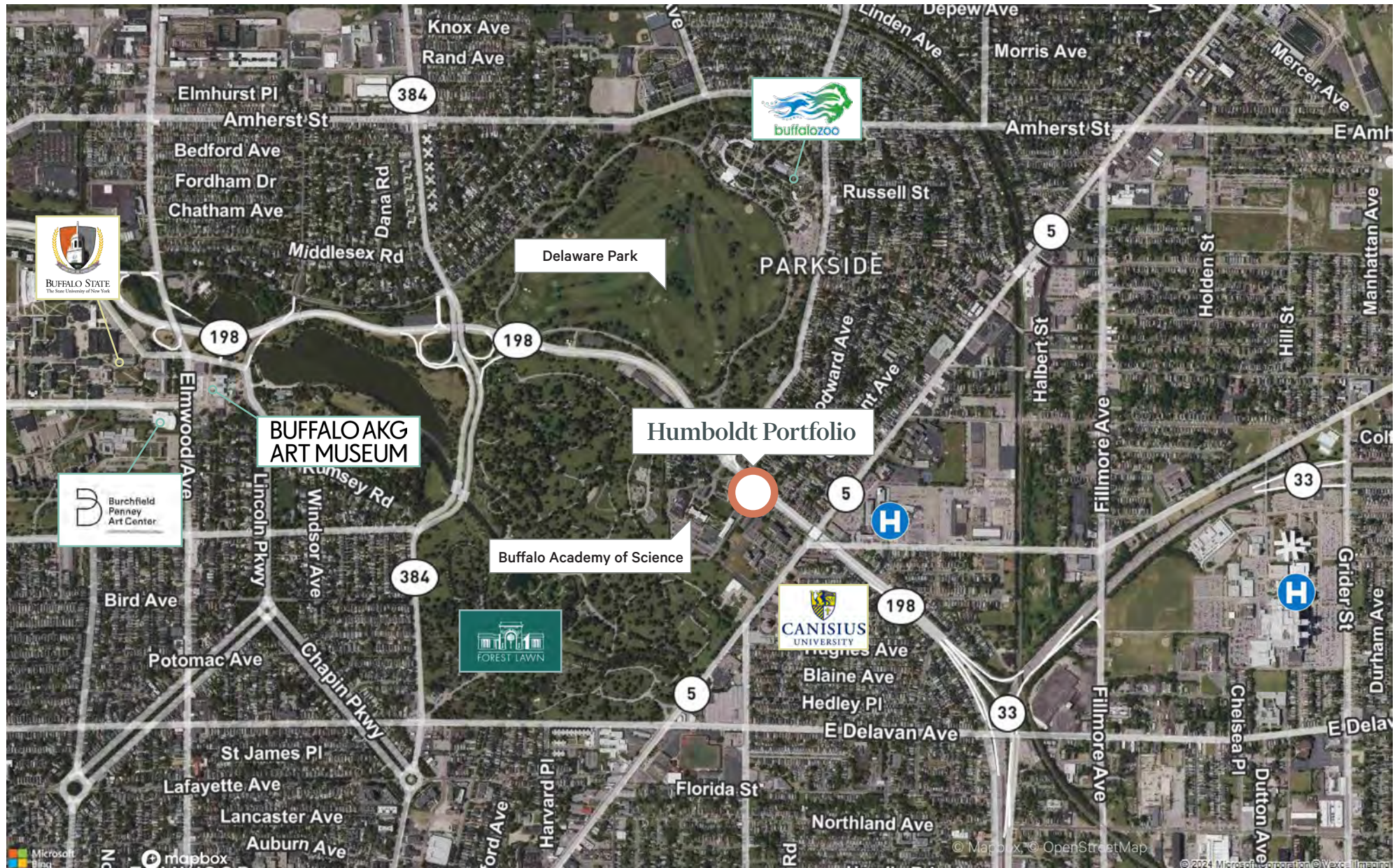
Assigned Use Single Family

Zoning N-3R

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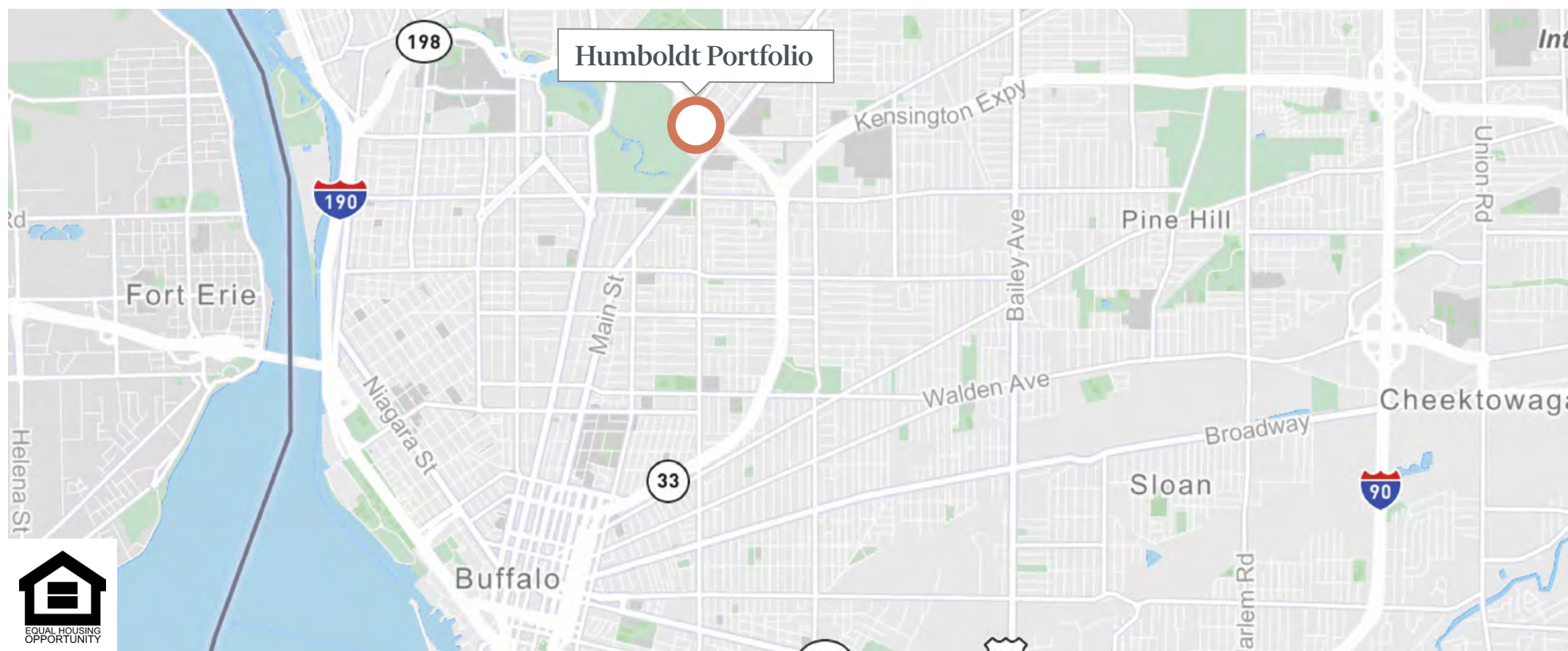
Area Map



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