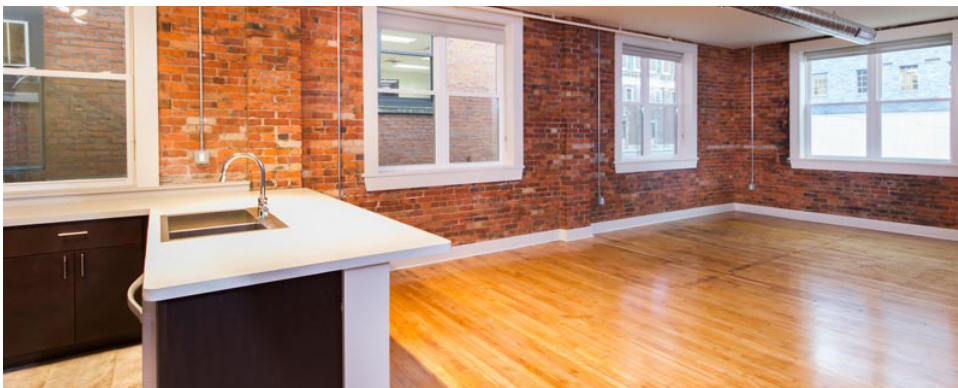


# 172 & 176 Franklin

172 & 176 Franklin Street Buffalo, NY 14202



## PROPERTY FEATURES:

5 apartment units on floors 2 & 3 in both buildings

Price range \$1325-\$1895

969 to 1611 square feet, with 1-, & 2-bedroom configurations

Bright, open interior spaces

Refurbished wood floors in select units

Exposed brick walls, beams, and columns

Bistro-style kitchens with breakfast bar

Dishwasher

Washer & dryer in utility/storage rooms

Modern baths

HVAC with temp control - central air

24 hour maintenance

Utilities included: water/garbage

Pets welcome

Limited on site parking (\$100/month)

Smoke Free

## IN THE NEIGHBORHOOD:

*Surrounding Restaurants & Entertainment:*

- Delaware District
- Chippewa

*Grocery Shopping:*

- Tops Friedly Market (4 minutes)
- ESB Trading Company (4 minutes)
- Wegmans Amherst Street (13 minutes)
- Wegmans delivery (order online)

*Gym:*

- Ellicott Square Fitness

**Tenant Discounts:**

- **Ask about the Ellicott Elite program**

*\*Additional photos, floor plans, and more about Ellicott Developments properties - available online*