

10 Symphony Circle

10 Symphony Circle, Buffalo, NY 14201



PROPERTY DESCRIPTION:

The former Rosa Coplon Nursing Home was operated by Grace Manor Health Care Facility Inc. for more than 15 years. In 2010, Ellicott Development Company purchased Grace Manor nursing home property after closing in 2008. Gateway-Longview is located on the first and second floor of 10 Symphony Circle providing children and family care, counseling and support. The third and fourth floors have been converted into apartment units ranging from two bedrooms, one bedrooms and studios. Located across from Kleinhans Music Hall in the Allentown neighborhood, it is within walking distance to restaurants, shops, and nightlife. A short distance from downtown Buffalo to Buffalo State College.



PROPERTY FEATURES:

Bright, open interior spaces
Restored hardwood flooring
Bistro-style kitchens
Breakfast bar
Air conditioning
(HVAC with temperature control)
Modern track lighting

TANANT SERVICES
24 hour maintenance

UTILITIES INCLUDED
Water

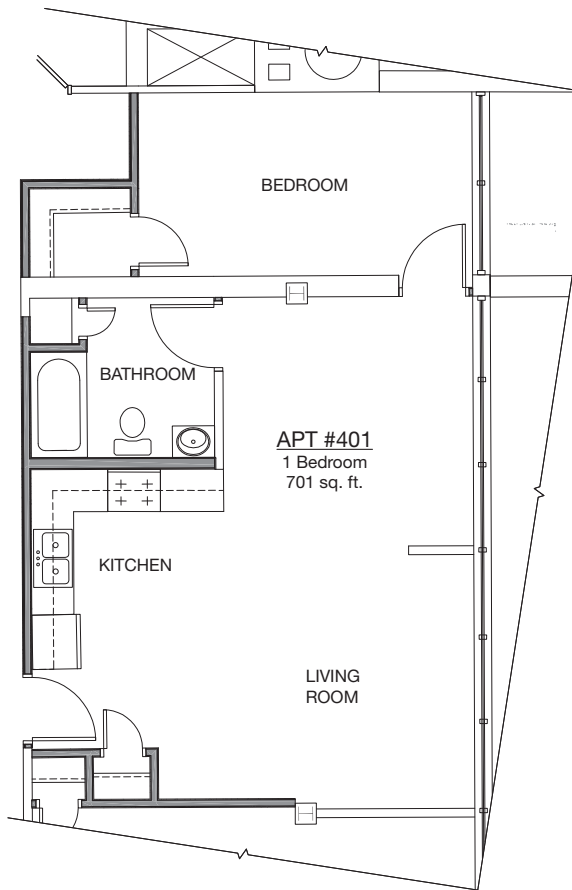
PETS WELCOME
Yes

PARKING
Off-site parking included



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Price range \$900 - \$2500



IN THE NEIGHBORHOOD:

ALLENTOWN/ELMWOOD

Restaurants/Bars:

Cantina Loco (1 minute)
Towne Restaurant (1 minute)
Left Bank (2 minutes)
Toro Tapas Bar (2 minutes)
Hardware (1 minute)

Entertainment:

Kleinhans Music Hall (6 seconds)

Café & Market:

Coffee Culture Café & Eatery (2 minutes)
Café Taza (1 minute)

Yoga:

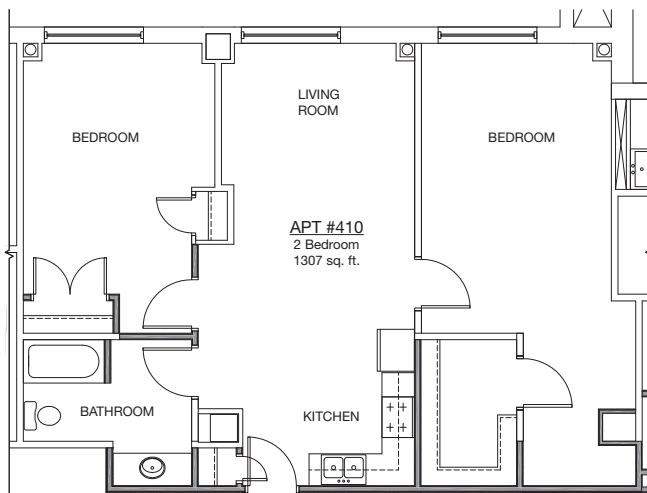
Hand to Heart Yoga (2 minutes)

Gyms:

KC's Fitness (6 seconds)

Grocery Shopping:

Tops Friendly Market (2 minutes)



*example floor plans



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