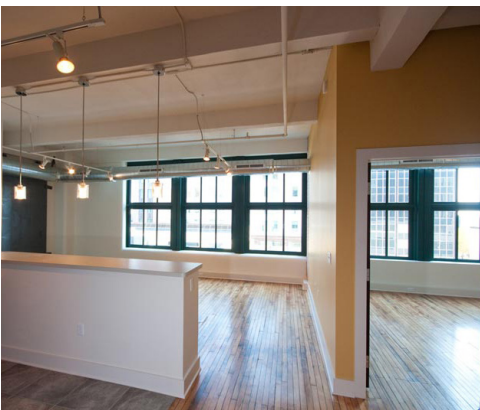


THE ANTONIO

267 Pearl Street Buffalo, NY 14202



PROPERTY FEATURES:

20 apartment units on floors 1-7

Price range \$1800-\$3600

1,038 to 2,645 square feet, with 1-, 2-, 3-, & 4- bedroom configurations

Originally constructed in 1909
Example of early twentieth-century commercial architecture in downtown Buffalo

Listed on the National Register of Historic Places in 2013

Modern open floor plans

Bistro-style kitchens with breakfast bar and dishwasher

Select baths with designer finishes

Restored hardwood flooring

Exposed brick, beams, and columns

Washer and dryer in unit

Closets: entry/pantry/linen

HVAC with temp control - central air

24 hour security/maintenance

Utilities included: water/garbage

Pets welcome

Secure underground parking

Smoke Free

IN THE NEIGHBORHOOD:

Surrounding Restaurants & Entertainment:

- Main Street/ Theatre District
- Business District

Grocery Shopping:

- ESB Trading Company (2 minutes)
- Wegmans Amherst Street (10 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*