



560 Delaware Avenue | Buffalo, NY



**FOR SALE**

[EllicottDevelopment.com](http://EllicottDevelopment.com) | 716-854-0060





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560 Delaware Avenue is in the heart of Allentown, a vibrant and artsy neighborhood with an equal mix of residential and commercial space. The location is ideal, featuring good visibility and easy, convenient access from all directions. The Allentown area offers a wide range of services including a variety of restaurants, small businesses, and attorney offices.

Property specs include:

- 4 Floor Structure
- Spacious Business Units
- High Ceilings
- Private Gated On-Site Parking

Square Footage:

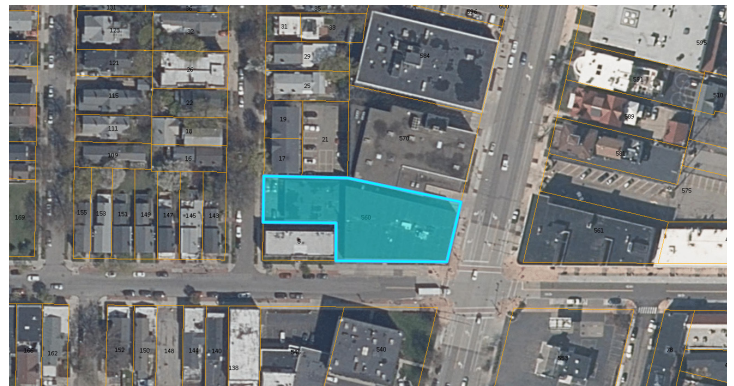
- 42,130 Total Gross Square Feet
- 41,019 Total Rentable Square Feet
- Currently 53% Occupied

## Why 560 Delaware Avenue?

Located near the Buffalo Niagara Medical Campus and Central Business District

Prime corner location with frontage opportunity

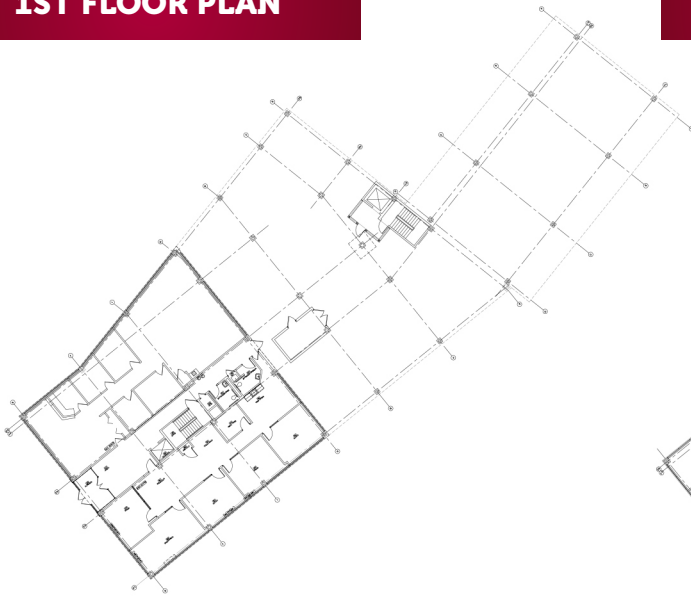
Heavy daytime foot and vehicle traffic



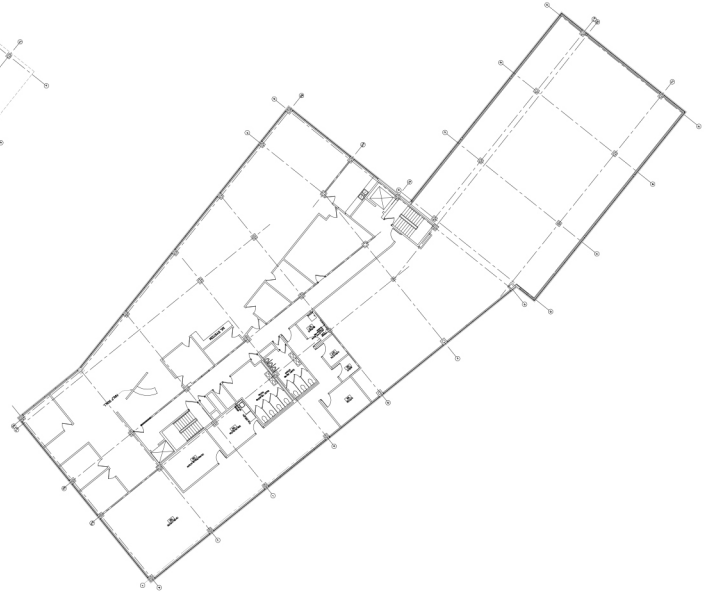
**WATCH DRONE VIDEO**

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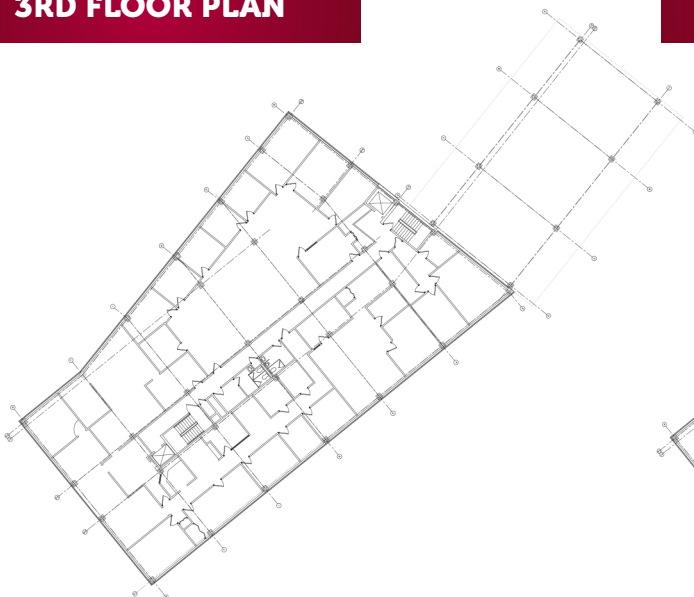
**1ST FLOOR PLAN**



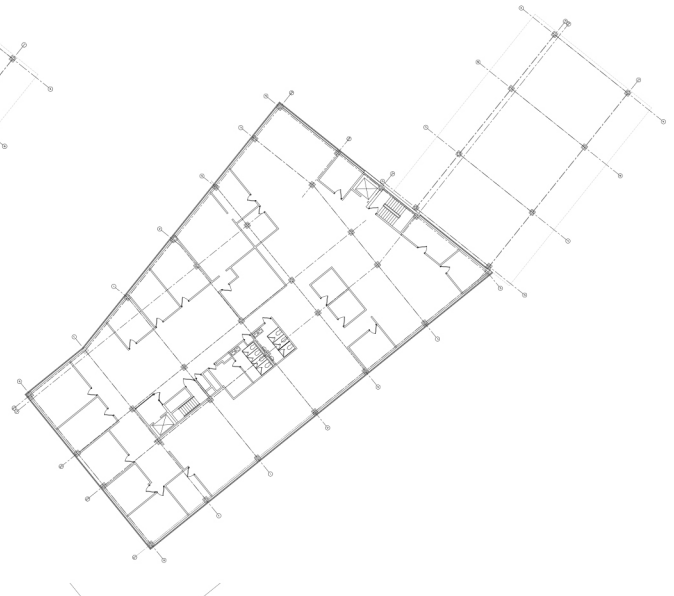
**2ND FLOOR PLAN**



**3RD FLOOR PLAN**



**4TH FLOOR PLAN**





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