**Owner** Florence Acotto: 3456 Delaware Ave, Buffalo, NY 14217

**Realtor** For Sale by Owner

**Asking Price**

<table>
<thead>
<tr>
<th>Section, Block Lot #</th>
<th>159.37-1-15</th>
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</thead>
<tbody>
<tr>
<td><strong>Zoning</strong></td>
<td>Downtown District (DB-2)</td>
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<tr>
<td><strong>Property Type</strong></td>
<td>Attached Row Building</td>
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</table>

**Current Use** Lower Retail; Diner; Upper Apartments

**Permitted Uses**

Multiple mixed uses such as: restaurant, retail sales, shopping center, hotel/motel, bed & breakfast, single- & multi-unit dwellings, townhouse, office, etc.

**Assessed Value for Taxes** $75,300

**Lot Size** 1,980 sq. ft. (44x90)

**Year Structure Built** 1900

**Building Square Footage** 10,560 sq. ft.

**Rentable Square Footage**

- Retail: 1,920 sq. ft.;
- Diner: 1,600 sq. ft.;
- Apts: 7,040 sq. ft.

**Residential Units** 8

**Number of Stories** 3

**Comments**

*For more information on this listing, please contact the realtor*