



76 Humboldt Pky

Buffalo, New York 14214

Property Highlights

- 4,812 SF building with 3-floors and carriage house in rear
- Opportunity for an office user
- Investor seeking a residential conversion
- Built in 1925, renovated multiple times since
- Zoned N-3R-Residential
- Strategic location in Buffalo area
- Additional .21Acre lot available at 114 Humboldt

Property Overview

Prime opportunity for an owner user to step into an existing office space, or for an investor seeking a residential conversion. This 4,812 SF property is located on a prime corner offering a seamless blend of historic charm and modern functionality. Zoned N-3R-Residential, the property presents an array of possibilities for office or commercial use. There is a carriage house in the rear. Also an additional .21 Acre lot right down the street.

Offering Summary

Sale Price:	\$475,000
Building Size:	4,812 SF
# Floors:	3 (not including basement)

For More Information

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NAMcGuire

For Sale

4,812 SF | \$475,000
Office Building or
Residential Conversion



76 Humboldt Parkway, Buffalo, NY 14214

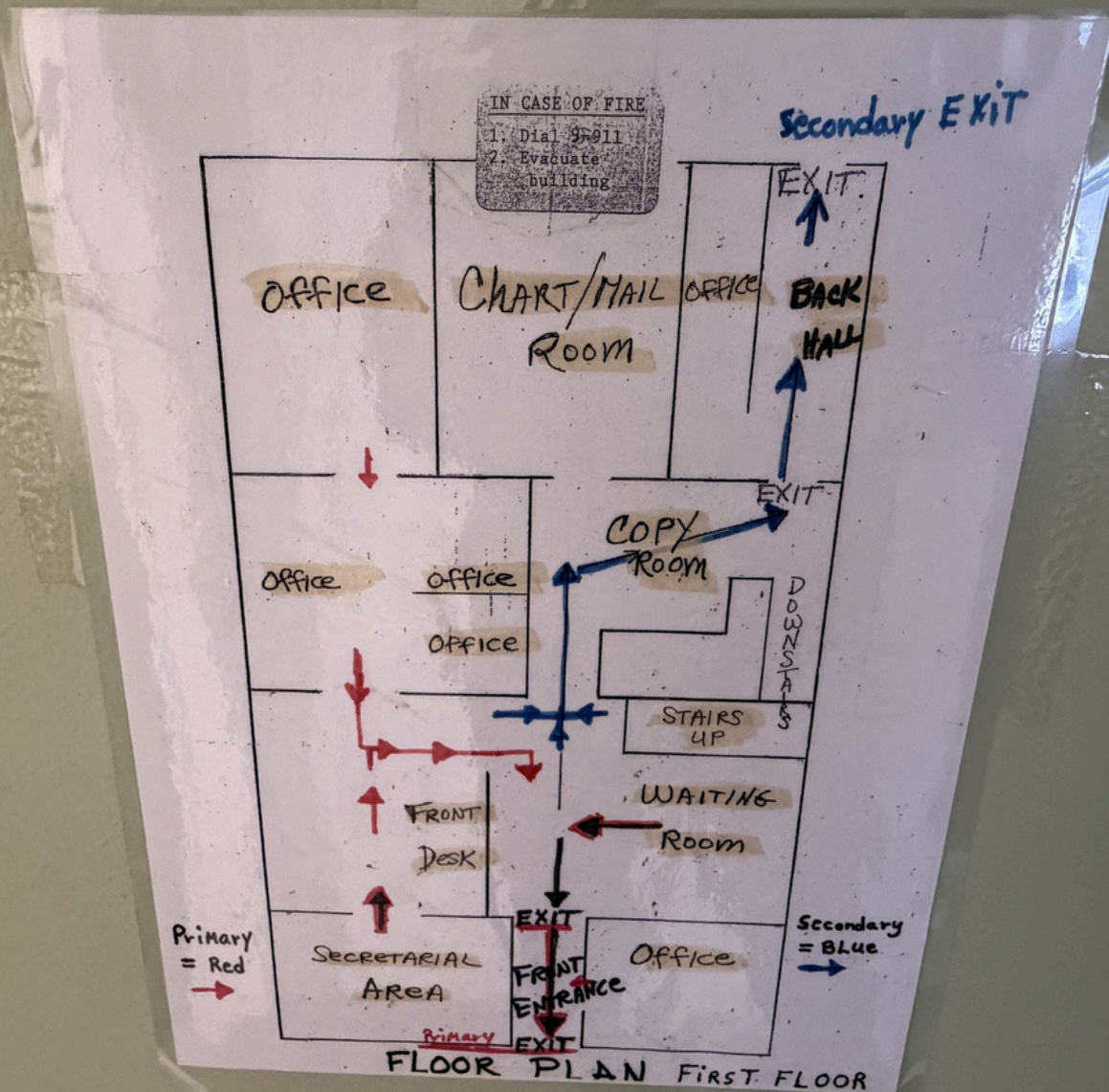
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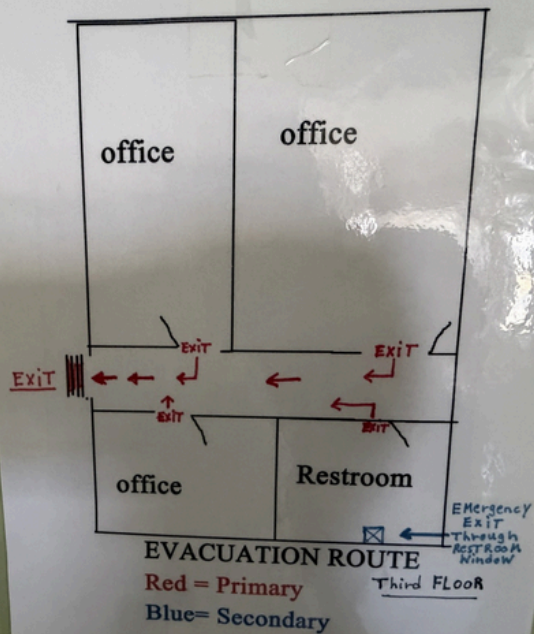
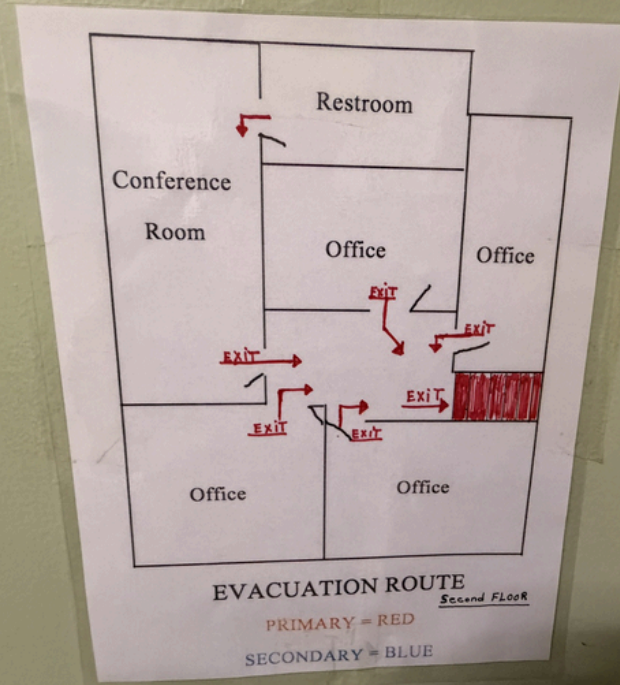
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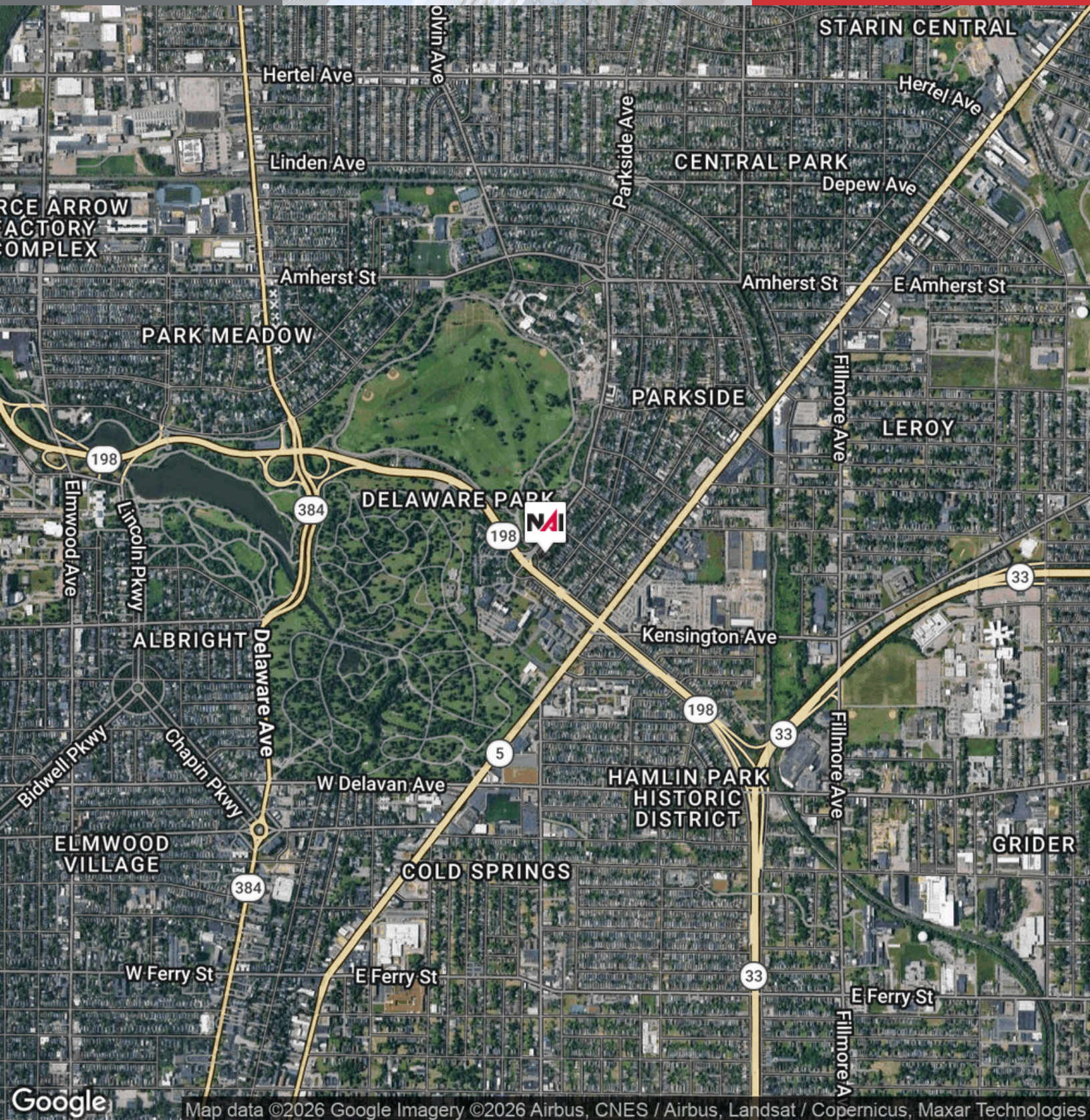


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For Sale

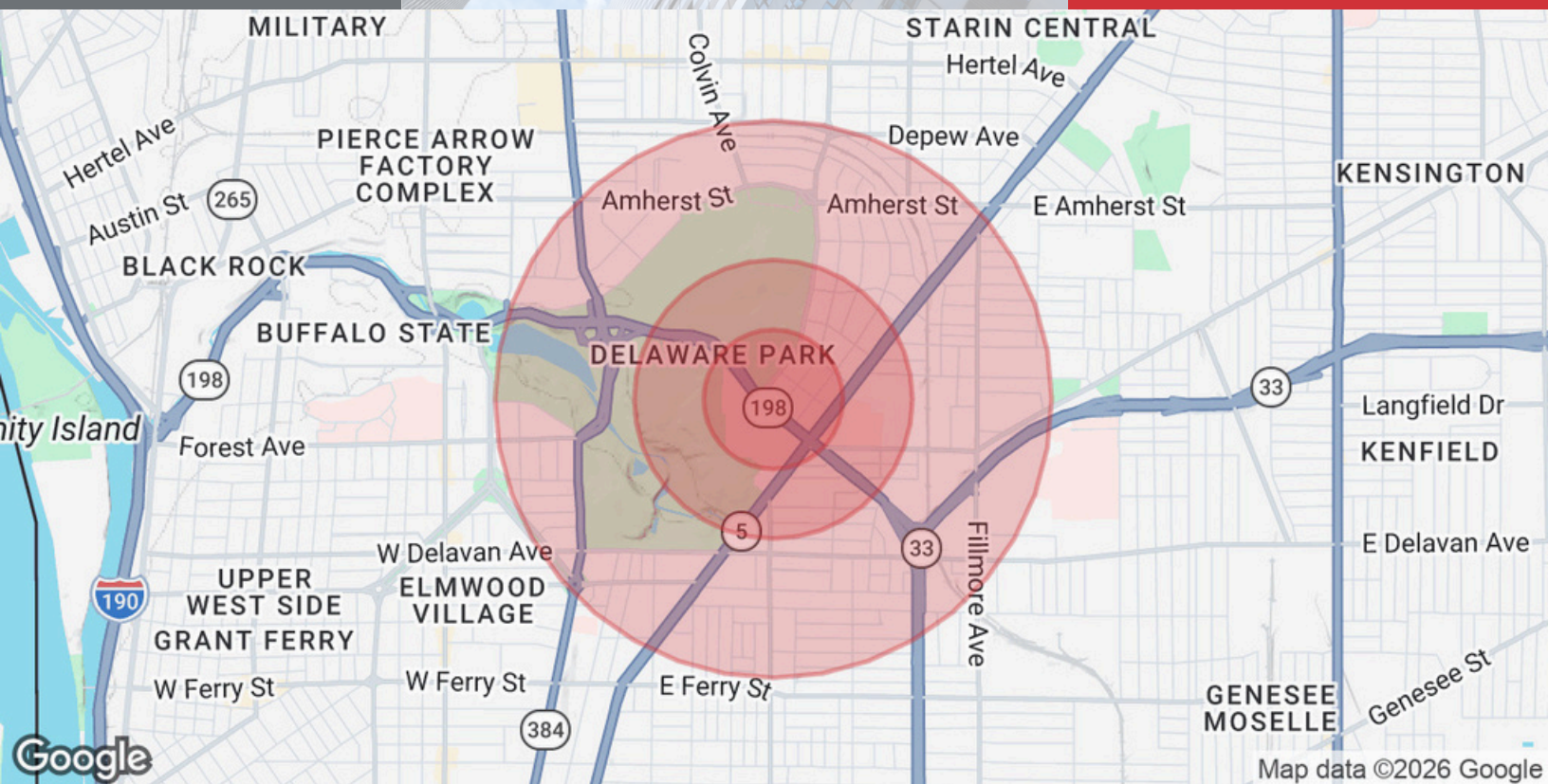
4,812 SF | \$475,000

Office Building or
Residential Conversion



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76 Humboldt Parkway, Buffalo, NY 14214



	0.25 Miles	0.5 Miles	1 Mile
Population			
Total Population	526	3,542	19,762
Average Age	28.2	27.0	33.6
Average Age (Male)	28.3	27.1	33.4
Average Age (Female)	27.7	26.1	34.6
Households & Income			
Total Households # of	188	1,147	7,756
Persons per HH Average HH	2.8	3.1	2.5
Income Average House	\$120,624	\$92,323	\$92,604
Value	\$386,721	\$292,320	\$266,909

2023 American Community Survey (ACS)