



MLS#: **B1287947** **Commercial/Industrial** **A-Active**
[360 Genesee St](#) VR Pricing: **No** List Price: **\$1,200,000**
 County: **Erie** Zip: **14204**
 Town: **Buffalo** Pstl City: **Buffalo** Cross St: **Hickory**
 Area#: **Buffalo City-140200**
 Subdivision:
 TxMap#: **140200-111-320-0006-002-100**
 City Nghbrhd: **East Side**
 School Dist: [Buffalo](#)
 Type of Sale: **Normal**
 High School:
 Middle School:
 Elem School:
 State: **NY - New York** # Attach:
 Recent Change: **08/20/2020 : NEW : ->A** # Photo: **1**
 Acres: **0.87**
 Lot Front: **170**
 Lot Depth: **170**
 Lot Shape:
 Lot #: **2**
 Gr SqFt: **16,438**
 Trans Type: **Sell**
 Year Built: **1832**
 Yr Blt Desc: **Existing**

Listing Office Information

Offc Name:	CRE Global LLC (CRGL01)	Offc Lic#:	10991232579
Offc Addr:	1325 Millersport Hwy Suite 213 Williamsville, NY 14221	Offc Phone:	716-630-2020
LA Name/ID:	Gary DeCarlo (DECARLOG)	Offc Fax:	
LA Email:	gdecarlo@cregloballlc.com	LA Cell #	716-892-5100
LA Dir Phone/Fax:	716-892-5100	LA Accpts Txt:	No
Owner Name:	Brown Medical	LA NY Lic#:	10491209946
Owner 2:		Comp (Brk):	3
Owner Addr:	45 Heritage Rd W Williamsville, NY 14221	Comp (BA):	3
Seller Attorney:		Comp (SA):	0
Listing Type:	Exclusive Right To Sell	Exclusions:	
Service Type:		List Date:	08/20/2020
Negotiation w/:	Listing Broker Only	Expire Date:	07/24/2021
Show Appt/Desc:	716-892-5100/Agent; Call List Agent for Showing Instructions	DOM:	0
Private Rmrks:	Building Square footage must be verified along with property taxes		
Branded VT:			
Unbranded VT:			
Aerial Drone Video:			
Virtual Tour 3D:			
Ad Headline:			
Ad Copy:			
Sub Board:	Buffalo		

General Information

Category:	Land and Building	Tot Units:		Office SqFt:	
Sale Incl:		# Stories:	3.0	Manuf SqFt:	
Type Bldg:		# Bldgs:	1	Res SqFt:	
Bus Name:		Franchise:	No	Retail SqFt:	
Bus Type:		Avail Prkg:	60	Leased SqFt:	
Elec Svc:		Mx Ceil Hgt:		Whse SqFt:	
Prop Use:		Mx OH Dr:		Vacant SqFt:	
Location:	Business District	On Wtrfrt:	No		
Floor:		Name:			
Parking:	60	Basement:			
Zoning:	620	Loading:			
Public Remarks:	Prominent historic building in the heart of Genesee St. redevelopment area. Former Church/Synagogue This building is an architectural jewel built in 1832 High ceilings with large rooms Beautiful Building can be reimagined into a combination of uses. Fenced in parking lot, elevator, ADA compliant, multiple restrooms. Catering Hall with fully equipped kitchen , multiple auditoriums. Building square footage has not been verified				
Directions:	Corner of Genesee and Hickory St				

Utilities Information

HVAC Type:	AC-Central, Forced Air	Sewer/Water:	Public Sewer Connected, Public Water Connected
Heating Fuel:	Electric, Gas	Boiler Type:	
Type of Well:	None	Well Location:	

Additional Information

Living Qtrs:	Yes/Apartment	Construction:	
Available Docs:	Survey	Roof:	Composition
Bldg Misc:			
Public Trans:			
Total # Residential Units:			
Studio:	Docks:	Yrs Estb:	
1 Bed:	Rooms:	Seat Cap:	
2 Bed:	Trk Bays:		
		Seller Desires:	
3 Bed:	Employees:		

Financial Information

Possible Fin: **Cash, Commercial Loan**

1st Mtg Bal: **\$0**
2nd Mrt Bal: **\$0**
Escrow Agt/Bnk: **CRE Global LLC/M & T Bank**
Gross Annl Inc:
Annl Op Exp:
PriceChg Time: **08/20/2020**
Inc/Exp Info: **None**
Op Exp Incl: **Utilities**

Equity: **\$1,200,000**
Tax Info:
Assess Val: **\$259,400**
Annl Spc Assess: **\$0**
Net Op Income:

Town/Cnty Tax: **\$1,996**
City/Vil Tax: **\$3,289**
School Tax: **\$3,289**
Total Taxes: **\$8,574**
Orig. List Price: **\$1,200,000**

Display & Occupancy Information

Possession: **At Closing** Lockbox Serial #:
Internet: **Yes** Inet St Addrs: **Yes** IDX: **Yes** AVM: **No** Blog: **No** Realtor.com: **Yes** Zillow: **Yes**
Vacancy Rate:

MLS#: **B1287947**

Gary DeCarlo

CRE Global LLC

NY Licensed R.E. Broker

1325 Millersport Hwy Suite 213 Williamsville, NY 14221

Listing content is subject to copyright and license agreements, and may only be used as permitted by MLS rules, regulations, and policies. Listing content is not guaranteed accurate by the MLS Thursday, August 20, 2020