

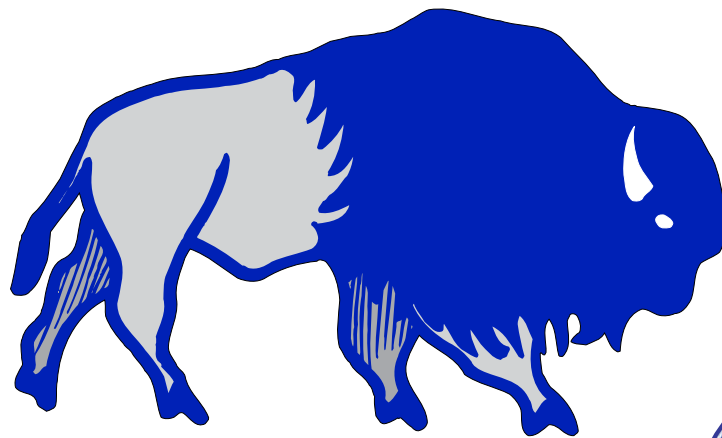
City of Buffalo

Division of Real Estate

Presents

CITY BUYS

Properties with Possibilities....



July 27, 2011



All the properties listed in this catalog are for sale by the City of Buffalo, Office of Strategic Planning, Division of Real Estate.

Properties in this catalog are grouped by residential and commercial usage and listed alphabetically by street name.

Any person wishing to acquire an improved property owned by the city can do so by making application to the Division of Real Estate to acquire the property.

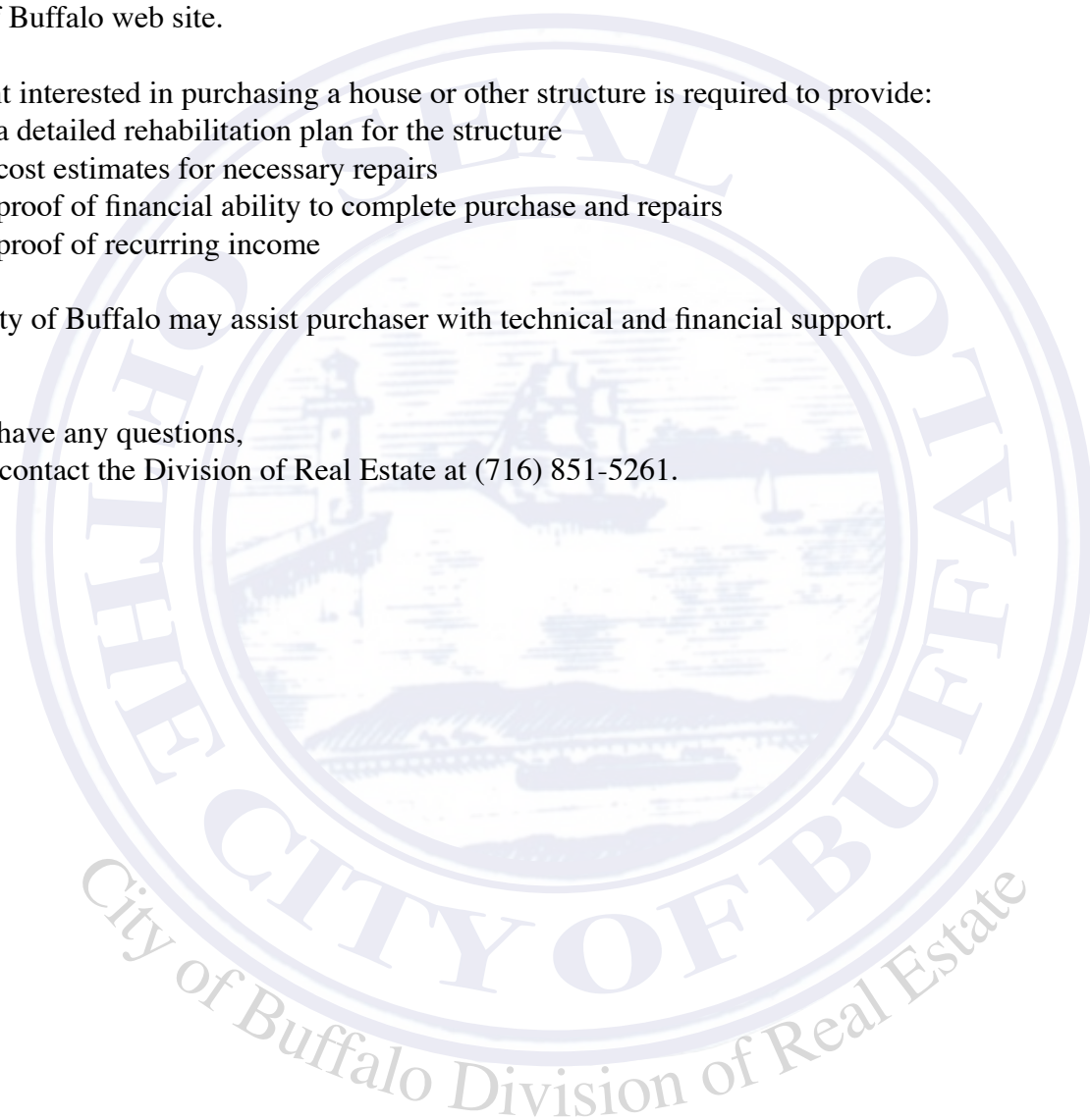
The city is required to receive FAIR MARKET VALUE for its real property. The purchase price is established using current market data. RESIDENTIAL property eligible for the Urban Homestead Program is clearly identified. General information about purchasing or homesteading city owned property may be found in the Office of Strategic Planning, Division of Real Estate section of the City of Buffalo web site.

A client interested in purchasing a house or other structure is required to provide:

- a detailed rehabilitation plan for the structure
- cost estimates for necessary repairs
- proof of financial ability to complete purchase and repairs
- proof of recurring income

The City of Buffalo may assist purchaser with technical and financial support.

If you have any questions,
please contact the Division of Real Estate at (716) 851-5261.



RESIDENTIAL PROPERTIES



49 Alma

49 ALMA
 Single Family Sq. Footage: 1410
 Built: 1920 Lot Size: 30' x 120'
 Stories: 1.5 Heat: Forced air
 Bathrooms: 2 Basement: Full
 Bedrooms: 4 Composition exterior
 Covered porch Detached garage



1769 Bailey

1769 Bailey
 Single Family Sq. footage: 1662
 Built: 1920 Lot Size: 35' x 120'
 Stories: 1.5 Heat: Forced air
 Bathrooms: 1 Basement: full
 Bedrooms: 3 Covered Porch
 Detached garage Wood exterior



2010 Bailey

2010 BAILEY
 Two Family Sq. Footage: 2438
 Built: 1920 Lot Size: 32' x 113'
 Stories: 2 Heat: Forced air
 Bathrooms: 2 Basement: Full
 Bedrooms: 6 Composition exterior
 Covered porch



2092 Bailey

2092 Bailey
 One Family Sq. Footage: 1232
 Built: 1900 Lot Size: 28' x 110'
 Stories: 2 Heat: Hot air
 Bathrooms: 1 Basement: Full
 Bedrooms: 3 Wood exterior
 Covered porch Detached garage
HOMESTEAD ELIGIBLE



RESIDENTIAL PROPERTIES



430 Berkshire

430 Berkshire
 Two Family Sq. Footage: 2089
 Built: 1925 Lot Size: 30' x 110'
 Stories: 2 Heat: Hot air
 Bathrooms: 2 Basement: Full
 Bedrooms: 6 Detached garage
 Alum/Vinyl exterior Covered porch



348 Bissell

348 BISSELL
 Single Family Sq. Footage: 1423
 Built: 1920 Lot Size: 30' x 105'
 Stories: 1.5 Heat: Forced air
 Bathrooms: 1 Basement: Partial
 Bedrooms: 3 Wood exterior
 Covered porch



201 Brinkman

201 Brinkman
 Two Family Duplex Sq. footage: 2517
 Built: 1905 Lot Size: 38' x 85'
 Stories: 2 Heat: Forced air
 Bathrooms: 2 Basement: Full
 Bedrooms: 6 Covered porch
 Aluminum / Vinyl siding



310 Cornwall

310 Cornwall
 Single Family Sq. footage: 1533
 Built: 1930 Lot Size: 30' x 125'
 Stories: 1.5 Heat: Forced air
 Bathrooms: 1 Basement: Full
 Bedrooms: 2 Covered porch
 Detached garage Wood exterior



RESIDENTIAL PROPERTIES



54 Comstock

54 Comstock
 Single Family Sq. Footage: 960
 Built: 1915 Lot Size: 30' x 110'
 Stories: 2 Heat: Hot Air
 Bathrooms: 1 Basement: Full
 Bedrooms: 2 Covered porch
 Wood exterior



77Dodge

77 Dodge
 Two Family Sq. Footage: 2080
 Built: 1910 Lot Size: 25'x133'
 Stories: 2 Heat: Hot air
 Bathrooms: 2 Basement: Full
 Bedrooms: 5 Alum / vinyl exterior
 Open porch – upper; enclosed porch – lower
HOMESTEAD ELIGIBLE
SALE PENDING



188 Dodge

188 Dodge
 Two Family Sq. footage: 1998
 Built: 1910 Lot Size: 30' x 139'
 Stories: 1.5 Heat: Forced air
 Bathrooms: 2 Basement: Partial
 Bedrooms: 5 Covered porch
 Wood exterior
HOMESTEAD ELIGIBLE
OCCUPIED



487 Dodge

487 Dodge
 Two Family Sq. footage: 2464
 Built: 1910 Lot Size: 37' x 81'
 Stories: 2 Heat: Forced air
 Bathrooms: 2 Basement: Full
 Bedrooms: 6 Covered porch
 Detached garage Wood exterior



RESIDENTIAL PROPERTIES



360 East

360 EAST
 Single Family Sq. Footage: 1849
 Built: 1935 Lot Size: 34' x 83'
 Stories: 1.7 Heat: Forced air
 Bathrooms: 1.5 Basement: Partial
 Bedrooms: 5 Composition exterior
 Covered porch Detached garage

OCCUPIED
HOMESTEAD ELIGIBLE

SOLD



95 Eaton

95 Eaton
 Two Family Sq. Footage: 2546
 Built: 1900 Lot Size: 35' x 135'
 Stories: 2 Heat: no central
 Bathrooms: 2 Basement: Partial
 Bedrooms: 6 Covered porch
 Detached garage Storage shed

Alum / Vinyl exterior

HOMESTEAD ELIGIBLE
SALE PENDING



209 Ericson

209 Ericson
 Two Family Sq. Footage: 2080
 Built: 1930 Lot Size: 35' x 110'
 Stories: 2 Heat: Hot air
 Bathrooms: 2 Basement: Full
 Bedrooms: 4 Detached garage
 Alum/Vinyl exterior Covered porch



34 Fernhill

34 Fernhill
 Single Family Sq. Footage: 1356
 Built: 1925 Lot Size: 34' x 105'
 Stories: 1.3 Heat: Hot air
 Bathrooms: 1 Basement: Full
 Bedrooms: 4 Detached garage
 Composition exterior Attic



RESIDENTIAL PROPERTIES



44 Gesl

44 Gesl
 Single Family Sq. Footage: 1244
 Built: 1920 Lot Size: 30'x125'
 Stories: 1.3 Heat: Hot air
 Bathrooms: 1 Basement: Full
 Bedrooms: 3 Attic
 Alum/vinyl exterior
HOMESTEAD ELIGIBLE

SOLD



53 Goodyear

53 GOODYEAR
 Two Family Sq. Footage: 2020
 Built: 1900 Lot Size: 30' x 97'
 Stories: 2 Heat: No Central heat
 Bathrooms: 2 Basement: Crawl
 Bedrooms: 4 Aluminum / Vinyl exterior
 Covered Porch
UPPER UNIT OCCUPIED



16 Harwood

16 Harwood
 Single Family Sq. Footage: 1040
 Built: 1900 Lot Size: 30' x 118''
 Stories: 1 Heat: Hot air
 Bathrooms: 1 Basement: Partial
 Bedrooms: 2 Brick exterior
HAMLIN PARK PRESERVATION DISTRICT
HOMESTEAD ELIGIBLE
SALE PENDING

SOLD



204 High

204 HIGH
 Residence with Commercial use
 Lot Size: 37' x 118' w/ 44'x 60' on Maple
 Built: 1865 Sq. Footage: 5414
 Stories: 2 Heat: Forced air
 Bathrooms: 2.5 Basement: Partial
 Bedrooms: 6 Brick exterior
SALE PENDING
COMMERCIAL ZONING



RESIDENTIAL PROPERTIES



49 Holland

49 Holland
 One Family
 Built: 1886
 Stories: 2
 Bathrooms: 1
 Bedrooms: 4
 Open porch/deck

Sq. Footage: 2021
 Lot Size: 30'x131'
 Heat: Hot air
 Basement: Full
 Wood exterior
 Attic

HOMESTEAD ELIGIBLE



700 Humboldt

700 Humboldt
 Two Family
 Built: 1920
 Stories: 2
 Bathrooms: 2
 Bedrooms: 6
 Detached garage

Sq. footage: 2746
 Lot Size: 30' x 150'
 Heat: Forced air
 Basement: full
 Covered porch
 Wood exterior



268 Jewett

268 Jewett Ave.
 Single Family
 Built: 1920
 Stories: 2
 Bathrooms: 1
 Bedrooms: 2

Sq. Footage: 1239
 Lot Size: 30' x 120'
 Heat: Electric
 Basement: Full
 Alum / Vinyl exterior

HOMESTEAD ELIGIBLE



121 Johnson

121 Johnson
 One Family
 Built: 1900
 Stories: 1.3
 Bathrooms: 1
 Bedrooms: 3
 Covered PorchAttic

Sq. Footage: 1372
 Lot Size: 29'x132'
 Heat: Hot air
 Basement: Partial
 Brick exterior



RESIDENTIAL PROPERTIES



79 Keystone

79 Keystone
 Single Family Sq. Footage: 1026
 Built: 1907 Lot Size: 30'x105'
 Stories: 1.3 Heat: Hot water/steam
 Bathrooms: 1 Basement: Partial
 Bedrooms: 3 Attic
 Detached garage Covered porch
 Alum / vinyl exterior
HOMESTEAD ELIGIBLE
SALE PENDING



50 Landon

50 Landon
 One Family Sq. Footage: 1429
 Built: 1920 Lot Size: 30'x142'
 Stories: 1.5 Heat: Hot air
 Bathrooms: 1 Basement: Partial
 Bedrooms: 4 Alum / Vinyl exterior
 Covered Porch Detached garage



656 LaSalle

656 LaSalle
 Two Family Sq. Footage: 1821
 Built: 1930 Lot Size: 30'x126'
 Stories: 2 Heat: Hot air
 Bathrooms: 2 Basement: Full
 Bedrooms: 4 Covered porch
 Composition exterior Detached garage



109 Laurel

109 Laurel
 Two Family Sq. Footage: 2646
 Built: 1905 Lot Size: 30'x110'
 Stories: 2 Heat: Hot air
 Bathrooms: 2 Basement: Full
 Bedrooms: 6 Covered porch
 Alum/Vinyl exterior Detached garage
HOMESTEAD ELIGIBLE
SALE PENDING



RESIDENTIAL PROPERTIES



175 Laurel

175 Laurel
Single Family Sq. Footage: 1754
Built: 1900 Lot Size: 30'x107'
Stories: 2 Heat: Hot air
Bathrooms: 1 Basement: Partial
Bedrooms: 5 Covered porch
Wood exterior
HOMESTEAD ELIGIBLE



213 Newburgh

213 Newburgh
Single Family Sq. Footage: 848
Built: 1922 Lot Size: 34'x102'
Stories: 1.5 Heat: Hot air
Bathrooms: 1 Basement: Full
Bedrooms: 3 Composition exterior
HOMESTEAD ELIGIBLE



647 Norfolk

647 Norfolk
Single Family Sq. Footage: 1330
Built: 1920 Lot Size: 30'x108'
Stories: 1 Heat: Hot air
Bathrooms: 1.5 Basement: Full
Bedrooms: 4 Attic
Composition exterior



518 Northampton

518 Northampton
Two Family Sq. Footage: 2496
Built: 1900 Lot Size: 32'x125'
Stories: 2 Heat: Hot air
Bathrooms: 2 Basement: Full
Bedrooms: 6 Covered porch
Wood exterior



RESIDENTIAL PROPERTIES



713 Northampton

713 Northampton
 Single Family Sq. Footage: 1422
 Built: 1900 Lot Size: 35'x120'
 Stories: 2 Heat: Hot air
 Bathrooms: 1 Basement: Full
 Bedrooms: 3 Enclosed porch
 Composition exterior Detached garage
SALE PENDING



680 Northumberland

680 Northumberland
 One Family Sq. Footage: 936
 Built: 1930 Lot Size: 30'x125'
 Stories: 2 Heat: Hot air
 Bathrooms: 1 Basement: Full
 Bedrooms: 3 Wood exterior
 Covered porch Detached garage



694 Northumberland

694 Northumberland
 One Family Sq. Footage: 1260
 Built: 1925 Lot Size: 30'x125'
 Stories: 1.5 Heat: Hot air
 Bathrooms: 1 Basement: Full
 Bedrooms: 3 Alum / vinyl exterior
 Covered porch Detached garage
SALE PENDING



34 Norway

34 Norway
 Two Family Sq. Footage: 2576
 Built: 1905 Lot Size: 33'x100'
 Stories: 2 Heat: Hot air
 Bathrooms: 2 Basement: Full
 Bedrooms: 6 Covered porch
 Composition exterior Detached garage
SALE PENDING



RESIDENTIAL PROPERTIES



64 North Parade

64 North Parade
 Two Family
 Built: 1900
 Stories: 2
 Bathrooms: 2
 Bedrooms: 6
 Fireplace
 Alum / vinyl exterior
 Sq. Footage: 3368
 Lot Size: 42'x142'
 Heat: Hot air
 Basement: Full
 Enclosed porch
 Detached garage
SALE PENDING



61 Parkridge

61 Parkridge
 Single Family
 Built: 1920
 Stories: 1.5
 Bathrooms: 1
 Bedrooms: 3
 Wood exterior
 Sq. Footage: 1255
 Lot Size: 30'x112'
 Heat: Hot air
 Basement: Full
 Covered porch
 Detached garage



69 Phyllis

69 Phyllis
 Single Family
 Built: 1925
 Stories: 2
 Bathrooms: 1.5
 Bedrooms: 3
 Alum / vinyl exterior
 Sq. Footage: 1478
 Lot Size: 32'x105'
 Heat: Hot air
 Basement: Partial
 Detached garage
SALE PENDING



255 Reed

255 REED
 Single Family
 Built: 1890
 Stories: 1.5
 Bathrooms: 1
 Bedrooms: 4
 Covered porch
 Detached garage
 Sq. Footage: 1294
 Lot Size: 30' x 115'
 Heat: Hot water / steam
 Basement: Slab / pier
 Composition exterior
 Shed
 Attic
HOMESTEAD ELIGIBLE



RESIDENTIAL PROPERTIES



304 Riley

304 Riley
 Two Family
 Built: 1900
 Stories: 2
 Bathrooms: 2
 Bedrooms: 6
 Covered porch
 Sq. Footage: 3224
 Lot Size: 30'x106'
 Heat: Hot air
 Basement: Full
 Alum / vinyl exterior
HOMESTEAD ELIGIBLE
SALE PENDING



309 Riley

309 Riley
 Two Family
 Built: 1900
 Stories: 2
 Bathrooms: 2
 Bedrooms: 6
 Wood exterior
 Sq. Footage: 2484
 Lot Size: 30'x172'
 Heat: Hot air
 Basement: Full
 Covered porch
HOMESTEAD ELIGIBLE
SALE PENDING



30 Schreck

30 Schreck
 One Family
 Built: 1930
 Stories: 1
 Bathrooms: 1
 Bedrooms: 3
 Covered porch
 Sq. Footage: 1184
 Lot Size: 30'x120'
 Heat: Hot air
 Basement: Full
 Wood exterior
 Attic



54 Schuele

54 Schuele
 Single Family
 Built: 1900
 Stories: 1.5
 Bathrooms: 1
 Bedrooms: 3
 Composition exterior
 Sq. Footage: 1054
 Lot Size: 30'x140'
 Heat: Hot air
 Basement: full
 Covered porch
 Detached garage



RESIDENTIAL PROPERTIES



365 Sherman

365 Sherman
 Single Family Sq. Footage: 1401
 Built: 1900 Lot Size: 34'x132'
 Stories: 1.5 Heat: Hot air
 Bathrooms: 1 Basement: Crawl
 Bedrooms: 5 Covered porch
 Composition exterior
HOMESTEAD ELIGIBLE



245 Stevens

245 Stevens
 Single Family Sq. Footage: 1142
 Built: 1920 Lot Size: 30'x100'
 Stories: 1 Heat: Hot air
 Bathrooms: 1 Basement: Full
 Bedrooms: 4 Attic
 Wood exterior



83 Sussex

83 Sussex
 Single Family Sq. footage: 1332
 Built: 1920 Lot Size: 32'x 103'
 Stories: 2 Heat: Forced air
 Bathrooms: 1 Basement: Full
 Bedrooms: 3 Covered porch
 Wood exterior Detached garage



240 Timon

240 Timon
 Three Family Sq. Footage: 1880
 Built: 1900 Lot Size: 30'x130'
 Stories: 2 Heat: Hot air
 Bathrooms: 3 Basement: Full
 Bedrooms: 5 Covered porch
 Composition exterior



RESIDENTIAL PROPERTIES



483 Tonawanda

483 TONAWANDA
 Single Family Sq. Footage: 1263
 Built: 1920 Lot Size: 31' x 115'
 Stories: 1.5 Heat: Forced air
 Bathrooms: 1 Basement: Crawl
 Bedrooms: 3 Composition exterior
 Detached garage
SALE PENDING
HOMESTEAD ELIGIBLE



113 Urban FRONT BLDG.

113 Urban
 Front Building Sq. Footage: 2074
 Built: 1920 Lot Size: 32' x 171'
 Stories: 1.5 Heat: Steam
 Bathrooms: 3 Basement: Full
 Bedrooms: 6 Covered porch
 Alum/vinyl exterior
SALE PENDING



369 East Utica

369 East Utica
 Single Family Sq. Footage: 1520
 Built: 1920 Lot Size: 30' x 142'
 Stories: 1.5 Heat: Hot air
 Bathrooms: 1 Basement: Slab/pier
 Bedrooms: 4 Covered porch
 Composition exterior Detached garage
OCCUPIED



463 East Utica

463 EAST UTICA
 Two Family Sq. Footage: 3024
 Built: 1920 Lot Size: 30' x 142'
 Stories: 2 Heat: Forced air
 Bathrooms: 2 Basement: full
 Bedrooms: 6 Wood exterior
 Covered porch
OCCUPIED



RESIDENTIAL PROPERTIES



485 East Utica

485 EAST UTICA

Two Family
 Built: 1900
 Stories: 2
 Bathrooms: 2
 Bedrooms: 6
 Covered porch
OCCUPIED

Sq. Footage: 2364
 Lot Size: 30' x 142'
 Heat: Forced air
 Basement: full
 Composition exterior
 Detached garage



18 Verdun

18 Verdun

Two Family
 Built: 1920
 Stories: 2
 Bathrooms: 2
 Bedrooms: 6
 Covered porch

Sq. Footage: 2436
 Lot Size: 32'x100'
 Heat: Hot air
 Basement: Full
 Composition exterior
 Detached garage



303 Walnut

303 Walnut

Two Family
 Built: 1850
 Stories: 2
 Bathrooms: 2
 Bedrooms: 5
 Wood exterior

Sq. Footage: 1844
 Lot Size: 25'x130'
 Heat: No central
 Basement: Partial
 Covered porch

HOMESTEAD ELIGIBLE



220 Waverly

220 Waverly

Single Family
 Built: 1915
 Stories: 1.7
 Bathrooms: 1
 Bedrooms: 3
 Composition exterior

Sq. Footage: 1372
 Lot Size: 25'x100'
 Heat: Hot water /steam
 Basement: Partial
 Covered porch

HOMESTEAD ELIGIBLE

SALE PENDING



RESIDENTIAL PROPERTIES



396 Wilson

396 Wilson
 Single Family Sq. footage: 1383
 Built: 1910 Lot Size: 30' x 118'
 Stories: 1.5 Heat: No central
 Bathrooms: 1 Basement: Slab
 Bedrooms: 5 Attic
 Aluminum / vinyl siding
HOMESTEAD ELIGIBLE



206 Wilson

206 WINSLOW
 Two Family Sq. Footage: 2240
 Built: 1880 Lot Size: 30' x 108'
 Stories: 2 Heat: Forced air
 Bathrooms: 2 Basement: Full
 Bedrooms: 4 Wood exterior
 Covered porch



479 Winslow

479 Winslow
 Two Family Sq. Footage: 2214
 Built: 1900 Lot Size: 30' x 113'
 Stories: 2 Heat: Hot air
 Bathrooms: 2 Basement: Full
 Bedrooms: 6 Alum / vinyl exterior
 Covered porch



82 Wohlers

82 Wohlers
 Single Family Sq. Footage: 1858
 Built: 1910 Lot Size: 30' x 110'
 Stories: 1.5 Heat: Hot water/steam
 Bathrooms: 1 Basement: Partial
 Bedrooms: 3 Detached garage
 Alum / vinyl exterior



RESIDENTIAL PROPERTIES



291 Wohlers

291 Wohlers
 Two Family
 Built: 1885
 Stories: 2
 Bathrooms: 2
 Bedrooms: 6
 Alum/vinyl exterior

Sq. Footage: 1946
 Lot Size: 30'x135'
 Heat: Hot air
 Basement: Full
 Covered porch
 Detached garage



419 Wohlers

419 Wohlers
 Two Family
 Built: 1900
 Stories: 2
 Bathrooms: 2
 Bedrooms: 8
 Wood exterior

Sq. Footage: 2498
 Lot Size: 35'x105'
 Heat: Hot air
 Basement: Full
 Covered porch

HOMESTEAD ELIGIBLE
HAMLIN PARK PRESERVATION DISTRICT



465 Woodlawn

465 WOODLAWN
 Two Family
 Built: 1910
 Stories: 2
 Bathrooms: 2
 Bedrooms: 6
 Covered porch

Sq. Footage: 2372
 Lot Size: 30' x 105'
 Heat: Forced air
 Basement: Full
 Wood exterior



341 Wyoming

341 Wyoming
 Two Family
 Built: 1920
 Stories: 1.5
 Bathrooms: 2
 Bedrooms: 6
 Alum/vinyl exterior

Sq. Footage: 1629
 Lot Size: 40'x130'
 Heat: Hot air
 Basement: Partial
 Covered porch
 Detached garage

SALE PENDING



COMMERCIAL PROPERTIES



3241 Bailey

3241 Bailey
COMMERCIAL Row Retail
2 External Apartments
Built: 1930 Lot Size: 30'x 117'
Stories: 2 Sq. footage: 2400



1493 East Delavan

1493 East Delavan
COMMERCIAL Detached Row Type
Retail with external apartment
Sq. footage: 4450 Lot Size: 63'x 120'
Built: 1924 Stories: 2
Basement: 2450 sq. ft - unfinished
SALE PENDING



260 Northampton

260 Northampton
COMMERCIAL
4 Unit Apartment Sq. Footage: 3248
Built: 1900 Lot Size: 35'x135'
Stories: 2 Full attic
Bathrooms: 4 Basement: Partial/Unfinished
Bedrooms: 3 units w/ 2 bedrooms; 1 w/ 3 bedrooms
Heat: No central; gas space heat in each unit
Composition exterior

