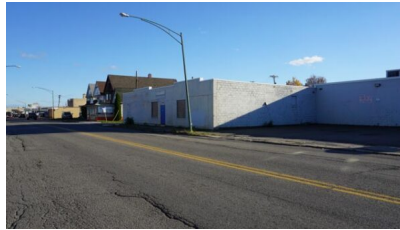




(2) REAL ESTATE FORECLOSURE AUCTIONS

SKU: N/A

GALLERY IMAGES



PRODUCT DESCRIPTION

**JANUARY 14, 2025 AT 10:20AM
ERIE COUNTY HALL CLOSING ROOM**

92 FRANKLIN ST. BUFFALO, NY

IMPORTANT PROPERTY DAMAGE DATA:

Unfortunately someone broke into the 1355 Clinton St. building and the ground level overhead door has been destroyed and some of the electric panel boxes have been vandalized and some of the electrical lines have been removed. Also, we found (2) small ceiling water leaks. See attached photos of the damaged area.

1st Property: Pictures 1-8

1355 Clinton St., Buffalo, NY, a 16,841 sq. ft. outstanding warehouse/industrial complex with 14 ft. ceilings, office area, parking lot, load-in doors and more. The complex is (3) adjacent properties which includes the main building, front parking lot and vacant land behind the buildings.

Damaged Pictures: 9-21

2nd Property: Pictures 22-35

140 Minerva St., Tonawanda, NY, a 2,382 sq. ft. 4-bedroom, 2-bath double with off-street parking. The interior has been stripped for total renovation.

Terms of Sale:

To be registered as a bidder you must bring 10% of your approximate bid in the form of Cash or Certified Check. You need a 10% deposit for each property if you're interested in more than one. There is a 30-day closing and you need to pay the remaining balance in full. NO EXCEPTIONS. The properties will be sold "as is" in their present condition. They will be sold free and clear of liens and back taxes which will be paid by the Seller.