



2616 Main Street
BUFFALO, NEW YORK



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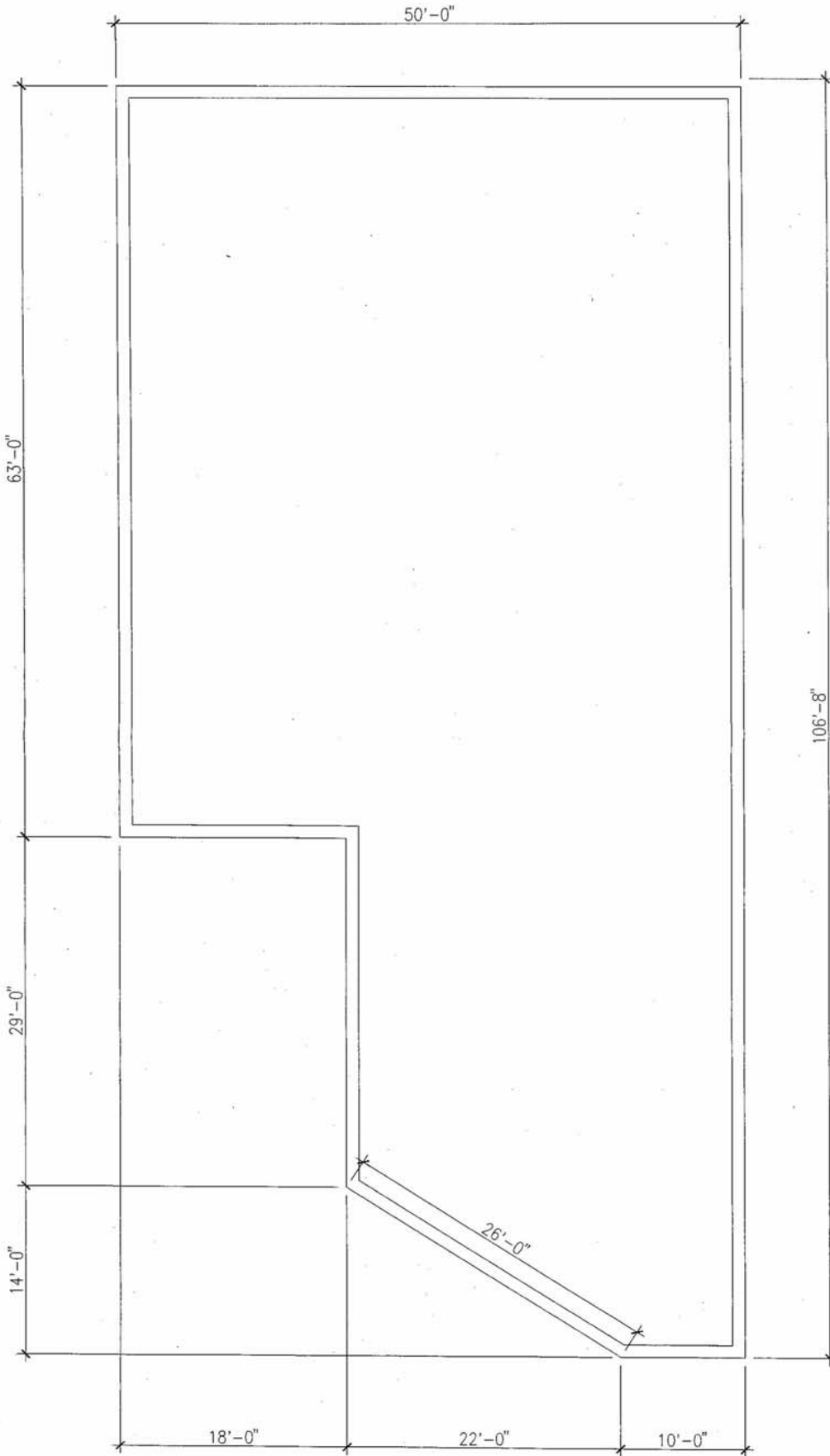
Located in Buffalo, New York, 2616 Main Street is a mixed use building with great investment potential. The building recently housed a long standing pizza parlor/restaurant, two other store fronts and 4 sizeable residential apartments. The building is highly visible on the corner of Main and Vernon Streets at Fillmore.

Building Features...

- **2 sizeable storefronts**
 - **1 large pizza/restaurant storefront**
 - **Highly visible area on Main Street**
- **Great Investment/Earning Potential Project**
- **4 large apartments each 1,200 - 1,500 sq ft.**
 - **Residential apartments all 3BD/1BA**
 - **Large Patio area**
 - **Full basement**

Call 716-632-7230

Zaepfel Development
5505 Main Street, Suite A
Williamsville, NY 14221
(716) 632-7230 Fax (716) 632-4947
www.zaepfel.com



BASE FLOOR PLATE

SCALE: 1/8" = 1'-0" 3/28/08
 4371 SQ.FT. EACH FLOOR
 TOTAL 2 FLOORS 8742 SQ.FT.

2616 MAIN STREET

RUFFALO, NEW YORK



Aerial View of 2616 Main Street

ZAEPFEL DEVELOPMENT COMPANY

ZAEPFEL DEVELOPMENT CO., INC., a Williamsville based design-build general contracting and development firm, was founded in 1974 by Jim Zaepfel. Today Jim, his son, Greg, and an experienced staff handle all aspects of the company's project portfolio and Zaepfel Development stands among the top five commercial real estate development firms in Western New York with almost 5 million square feet of developed properties. Strong in design engineering, the company has over the years assembled a quality construction, development and property management team.

The company's project portfolio includes virtually every area of the market comprised of both new construction and renovation projects for the commercial, industrial, educational and institutional sectors. Zaepfel Development's projects have extended into Rochester and Corning, New York and have been as distant as Alabama and Michigan. The company's tenant roster includes such nationally and Internationally recognized names as Northrop Grumman Systems Corporation, AT&T, EDS, Bureau Veritas, Northwestern Mutual, Roswell Park Cancer Institute, Wilson Farms Corporation and Airborne Freight/DHL. Major construction projects have included West Valley Nuclear, Wegman's Corporate Headquarters, Corning Glass Corporate Offices, K-Mart and many other Western New York notables.

Over the past several decades, Zaepfel Development Co. has realized constant, steady growth and has firmly established its solid reputation. Zaepfel Development's Ingram Micro project, the most recent major expansion of Ingram Micro's Eastern Operations Headquarters, a 150,000 square foot award-winning building, was completed in 1998. The Ingram Micro office building was honored as "**Office Building of the Year**" by the Upstate Chapter of the National Association of Office and Industrial Properties and contributed to College Park's designation as **Office Park of the Year** for Year 2000 Mid-Atlantic Region Building Owners and Manager's Association (BOMA).

Over the past several years the company has focused efforts on the development of two major projects, the tremendously successful 52-acre Northpointe Commerce Park and the almost 50-acre College Park Office Park in addition to numerous free standing projects such as the retrofit of a Walden Avenue manufacturing property to a telecommunications switch station for AT&T. Soundly managed and well capitalized, the firm maintains a high bonding capacity.