

The Bellasara

540 Delaware Ave, Buffalo, NY 14202



PROPERTY DESCRIPTION:

Last occupied by Allentown Athletix, the expansion space was originally constructed as part of the University Club between 1905-1910 and contained an indoor pool, gym and squash courts. Today, four of those courts have been renovated into one-bedroom lofts with soaring ceilings and refinished original hardwood floors. Also new are four two-bedroom units with up to 1,350 square feet of space. All units have been finished with bistro-style kitchens with new stainless steel appliances. Office space up to 1,800 square feet is available on the first floor of the former pool house. A medley of restaurants, convenience stores & boutique shops line Allen Street in both directions. A few blocks south brings you to coffee shops, restaurants, & bars of the Chippewa entertainment district & the neighboring theatre district on Main Street.



PROPERTY FEATURES:

High ceilings & open floor plan
Refurbished hardwood flooring
Ceramic tile in bathrooms & kitchens
Whirlpool baths
Steam showers & dual sinks
Walk-in closets
Restored gas fireplaces
Washer and dryer in unit
HVAC with temperature control
Audio/video intercom system
Private basement storage

TENANT SERVICES
Per request tenant assistance
Housekeeping programs (hourly fee)
Dry cleaning pick up

UTILITIES INCLUDED
Water, sewer, trash

PETS WELCOME
Yes

PARKING
Private parking area



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295 Main Street, Suite 210, Buffalo, NY 14203
Office: 716.854.0060 Fax: 716.852.2829
www.EllicottDevelopment.com