

## Find out more about The Eckhardt Building

If you are interested in obtaining more information about the Eckhardt Building, please visit our website:

[www.broadwayfillmorealive.org/eckhardt/](http://www.broadwayfillmorealive.org/eckhardt/)

There you will find links to the owners' commercial real estate listing, as well as recent photographs of the interior and exterior. This building is in remarkable and largely original condition.

Broadway Fillmore Alive is not a commercial real estate agency and has no stake in the leasing or sale of this property. We are a group of concerned citizens working to make the Broadway Fillmore district a vital part of the city of Buffalo once again. We firmly believe that this building offers unlimited redevelopment potential, as well as superior build quality and materials. Our goal is to assist the owners in finding a suitable tenant. We are doing so with their full consent.

## BROADWAY FILLMORE ALIVE

[www.broadwayfillmorealive.org](http://www.broadwayfillmorealive.org)

# Broadway Fillmore Alive

THE  
ECKHARDT  
BUILDING

FOR SALE OR LEASE



A UNIQUE  
OPPORTUNITY  
AT 950 BROADWAY  
IN BUFFALO'S  
HISTORIC  
POLONIA

## FOR SALE OR LEASE 950 BROADWAY - BUFFALO THE ECKHARDT BUILDING



This beautiful and historic 42,000 square foot building is one of the most frequently overlooked commercial real estate opportunities in the City of Buffalo. It is zoned in the downtown Buffalo Central Business District and offers Empire Zone tax abatement and utilities reduction privileges.

The building is constructed of concrete and steel and has a floor load factor of 400 lbs. per square foot. It is steam boiler heated, air conditioned, fully wired and alarmed and has a working sprinkler system. It also offers a straight-ahead drive down Broadway to the downtown core and easy access to routes 33 and 190. It is on a main bus line and has a 50 car fenced parking lot in the rear.

## The Eckhardt Family

The Eckhardt family had owned this corner and operated general/department stores there since the late 1880's. As noteworthy in local history as that is, it is especially exceptional that the direct descendants of the Eckhardt family still own and carefully maintain this beautiful building.

“Eckhardt's/Kobacker's Department Store at 950 Broadway (1940, Bley & Lyman, architects) is architecturally significant as an excellent example of a largely-intact, early Art Moderne commercial building. Designed by local firm Bley & Lyman for John H. Eckhardt, this sleek building is one of the most significant early Modern buildings surviving in Buffalo.”

-The Landmark Society of the Niagara Frontier

## Potential Adaptive Reuses

- Mid-size Retail Store
- Schoolhouse/Day Care facility
- Library
- Office Space
- Light Industry/Manufacturing
- Lofts/Condominiums
- Gallery/Museum/Artist's Space
- Restaurant/Nightclub
- Fitness Center
- Mixed Use

## In Superb Condition

The last two tenants moved out of this building in 2004. The New York State Department of Labor configured the 1st floor for its regional unemployment office, and a neighborhood based education and job training program, 78 Restoration Corporation, configured the 2nd floor for its offices and classrooms. The finished basement and unfinished 3rd floor (originally used for inventory/storage) have not been used for decades and are in pristine condition.

### Interior

#### First Floor



#### Second Floor



#### Third Floor

