



**FOR SALE**

## ADAPTIVE REUSE/DEVELOPMENT SITE

### Features

Building Sizes	1501 (1499) Main St: 14,226± Sq. Ft. 1487 Main St: 5,460± Sq. Ft.
Lot Size	.94± Acres
Zoning	N-2C

### Property Highlights

- 0.94-acre development site comprised of six parcels
- 1501 (1499) and 1487 Main Street, 16, 18 & 24 Woodlawn Avenue, and 58 Otis Place
- Excellent frontage along Main Street, a major city thoroughfare
- Three (3) points of ingress/egress via Main Street, Woodlawn Avenue and Otis Place
- Zoned N-2C with planned development potential
- Near several recent planned and completed developments
- Close proximity to Buffalo Niagara Medical Campus, UB Downtown Campus, and Canisius University
- Ideal for affordable/market-rate housing, mixed-use development, non-profit use

Demographic	1 Mile	3 Miles	5 Miles
Population	30,467	185,474	355,092
Average H.H. Income	\$88,567	\$72,866	\$76,506

Source: ESRI Business Analyst 2025

### EXCLUSIVE CONTACT

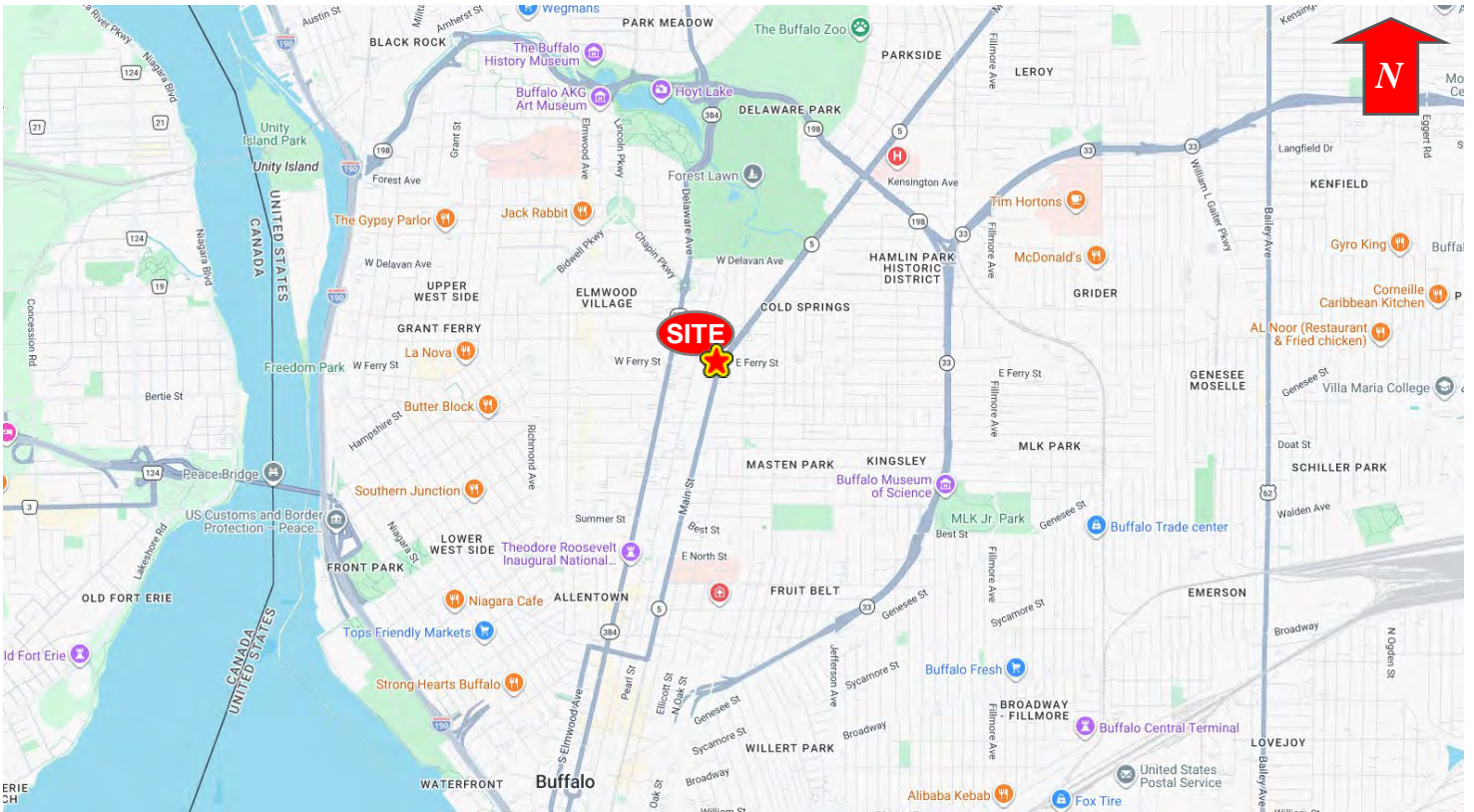
**Tyler A. Balentine**  
Real Estate Salesperson  
+1 585 507 1500  
tbalentine@pyramidbrokerage.com

**Richard Ryall Ledyard, SIOR**  
Real Estate Salesperson  
+1 716 796 7204  
rledyard@pyramidbrokerage.com

**Richard J. Schechter**  
Associate Real Estate Broker  
+1 716 316 4040  
rschechter@pyramidbrokerage.com

450 Corporate Parkway, Suite 102  
Amherst, New York 14226  
+1 716 852 7500

**pyramidbrokerage.com**



Location Map



Aerial

