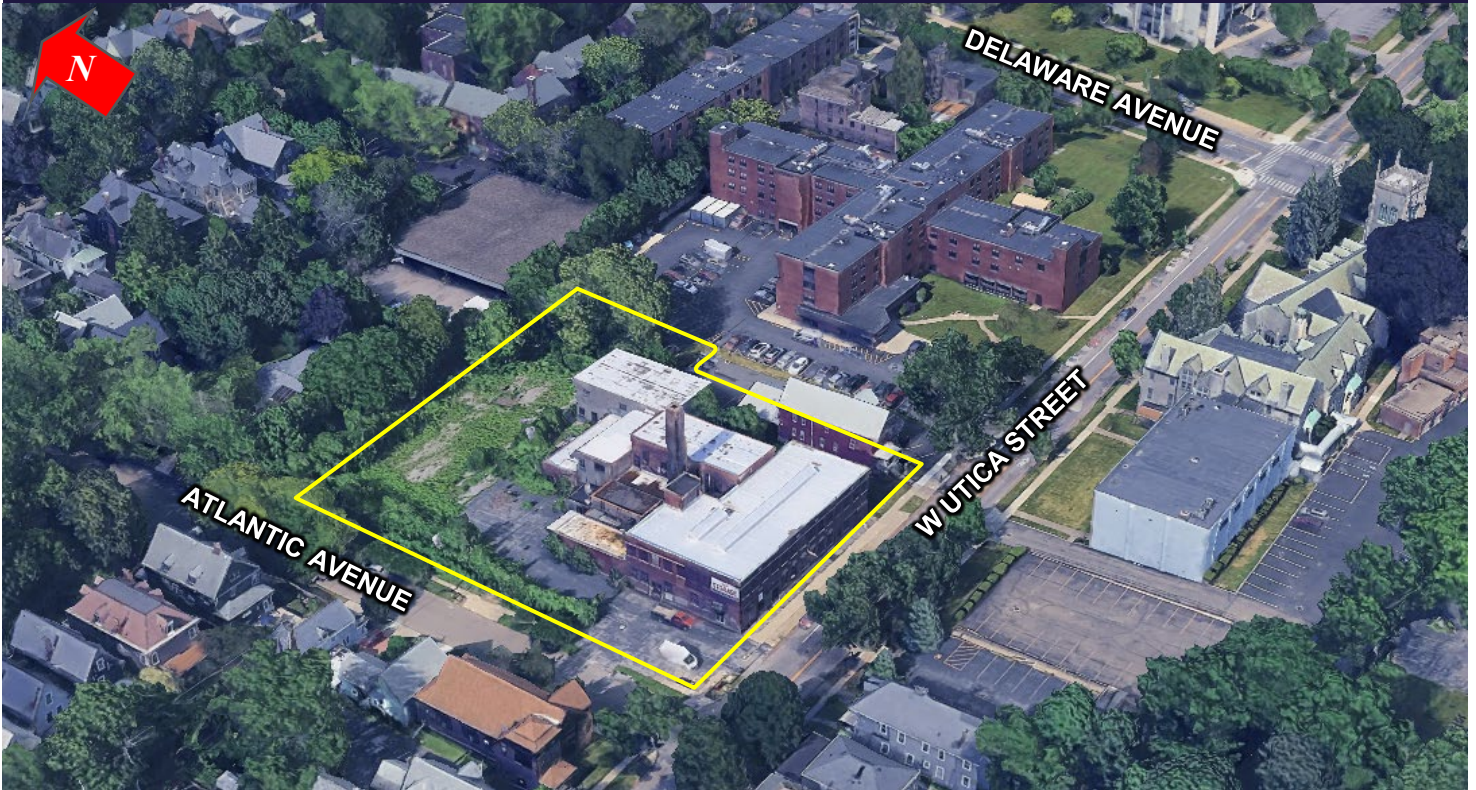




FOR SALE

ADAPTIVE REUSE/DEVELOPMENT SITE

Features

Building Size	28,932+ Sq. Ft.
Lot Size	1.08+ Acres
Zoning	N-2E

Property Highlights

- Rare opportunity for a sizeable development site within desirable Elmwood Village
- 28,932+ SF two-story building on 1.08+ acres with adaptive reuse potential
- Zoned N-2E allowing for residential or mixed-use development
- Approved Brownfield Cleanup Program with tax credit eligibility
- Approved for Historic Tax Credits Part 1 & Part 2
- Positioned between Elmwood Avenue and Delaware Avenue
- Surrounded by neighborhood amenities
- Near several recently completed and planned developments
- Ideal for affordable housing, market-rate housing, or mixed-use development

Demographic	1 Mile	3 Miles	5 Miles
Population	31,460	173,074	345,152
Average H.H. Income	\$88,199	\$72,970	\$75,639

Source: ESRI Business Analyst 2025

EXCLUSIVE CONTACT

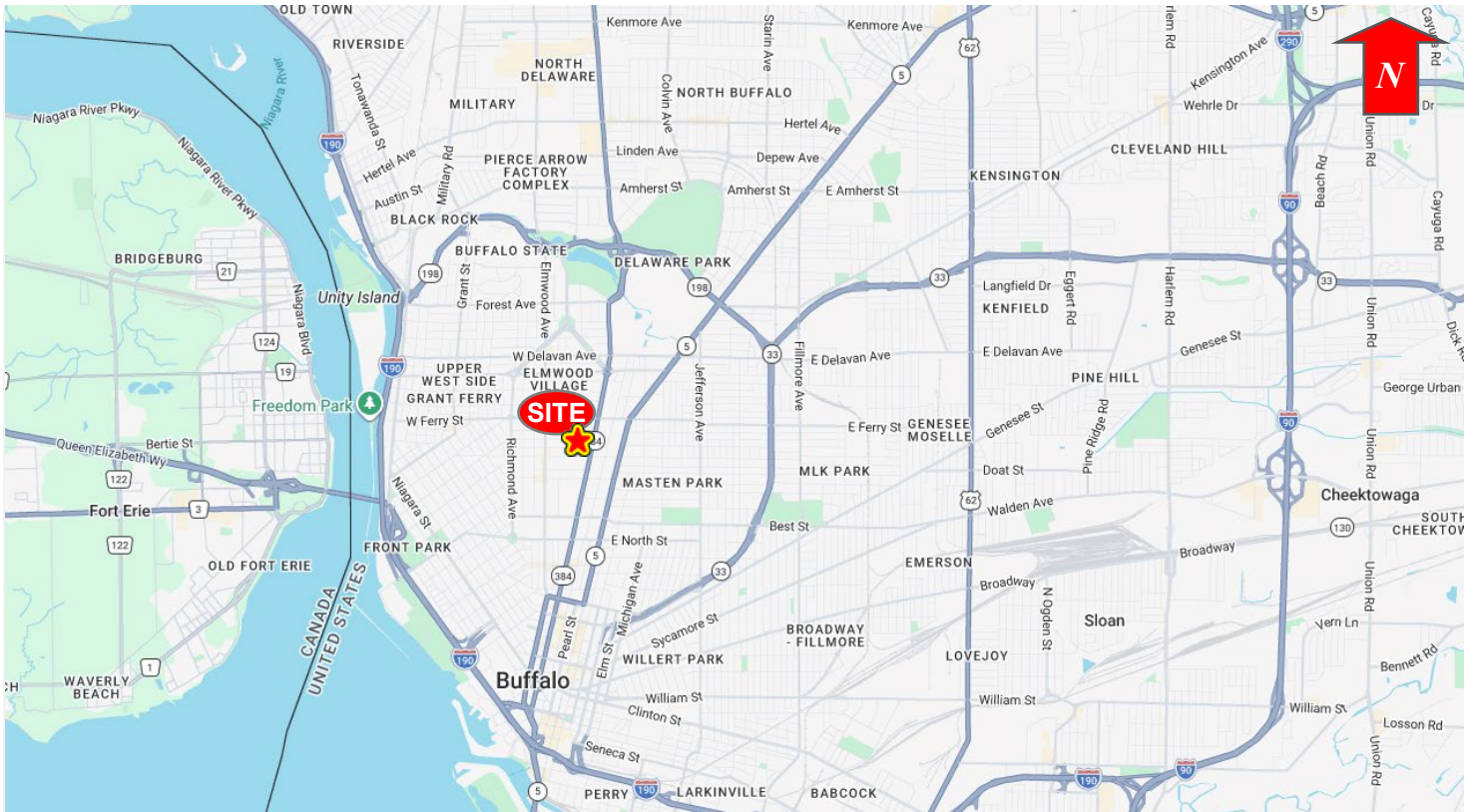
Tyler A. Balentine
Real Estate Salesperson
+1 585 507 1500
tbalentine@pyramidbrokerage.com

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

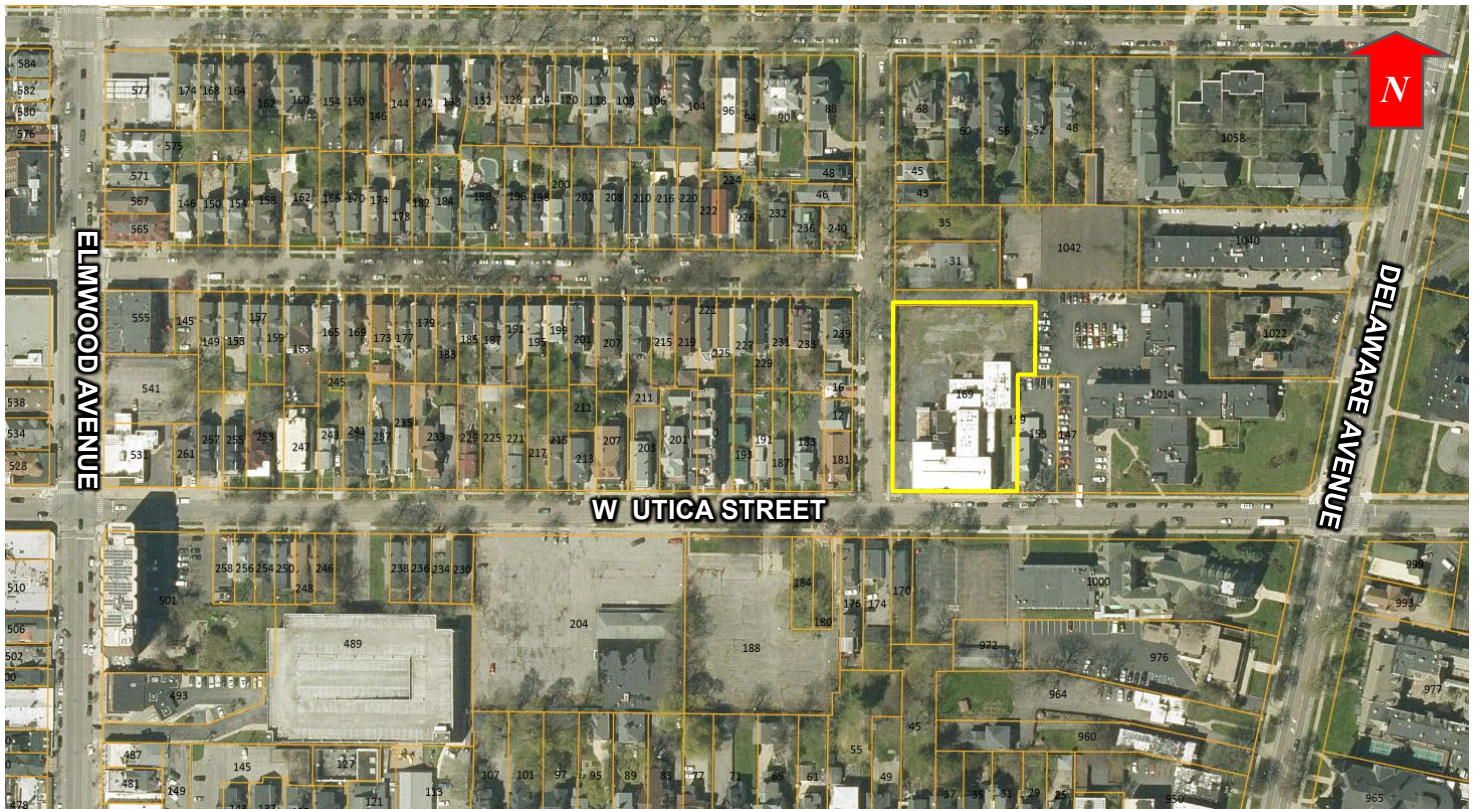
Richard J. Schechter
Associate Real Estate Broker
+1 716 316 4040
rschechter@pyramidbrokerage.com

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

pyramidbrokerage.com



Location Map



Aerial



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**169 West Utica Street
Buffalo, New York**



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.