

FOR SALE

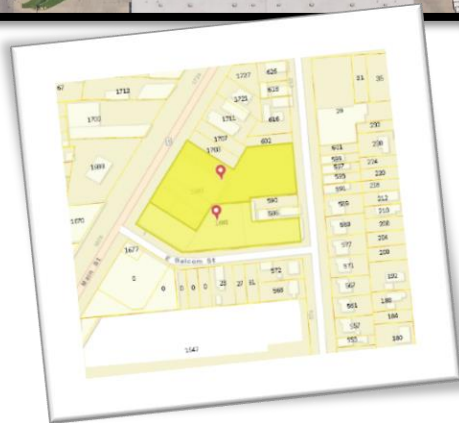
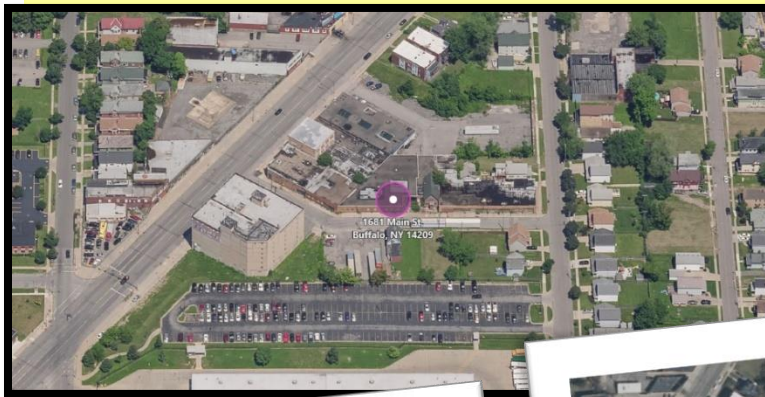
1.75 ± Acres – 1681 & 1689 Main St, Buffalo NY

\$1,350,000.00

Difficult to find Main Street Buffalo development site

**potentially expandable to 2.25 Acres via purchase of one private home and vacant lots owned by the City of Buffalo*

Full access from three public streets: Main Street: 246' frontage (expandable by 67'), E Balcom St: 446' frontage, Masten Ave: 125' frontage plus non-contiguous 60' frontage (potentially expandable to 245' contiguous frontage). In path of progress site being adjacent to "Mid City Apartments", a conversion under construction located at 1665 Main Street, and near numerous planned and completed Main Street redevelopment projects.



Excellent Location

- .8 Mile to Rt. 198 Scajaquada Expressway
- 1 Mile to Rt. 33 Kensington Expressway
- 5 Miles to the Interstate 90
- 3.5 Miles to the Interstate 190
- 6.5 Miles to the Interstate 290
- 1 Mile to Elmwood Avenue
- 1 Mile to Buffalo Zoo and Delaware Park
- 1 Mile to Buffalo Niagara Medical Campus
- 7.8 Miles to the Buffalo Niagara International Airport
- .25 Miles to Metro Station
- 17.2 Miles to Niagara Falls

Opportunities & Assets

- 1.75± Acres
- Senior Housing
- Student Housing
- On Metro Rail corridor
- Near Canisius, Medaille, and Buffalo State College
- Near newly opened University of Buffalo Medical School
- Flexible Owner

Excellent Site for Residential or Mixed-Use Development with proper zoning



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