

FOR SALE

3 ± Acres – 151 Elmview Ave, Hamburg NY

\$330,000.00

Vacant Land!

Winningly Located Property

Prime Hamburg area 3 acre development site now available for sale. Located off Camp Road adjacent to a medical facility,

south of New York State Thruway 90. Direct access to Elmview Avenue. Dense residential backup. Situated in a active development area . Proximate to The Village of Hamburg and just South of Buffalo. Excellent site for (with proper zoning): flex office, corporate office, light manufacturing, warehouse, or special purpose.

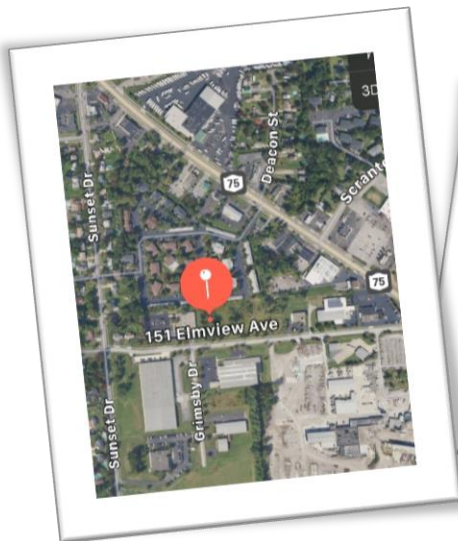


Excellent Location

- .3 Miles to Camp Road Rt 75
- .7 Miles to NY State Thruway 90
- 1.5 Miles to Southwestern Blvd Rt 20
- 3 Miles to Lakeshore Road Rt 5
- 1.4 Miles to The Village of Hamburg
- 18 Miles to the Buffalo Niagara International Airport
- 17 Miles to Downtown Buffalo
- 37 Miles to Niagara Falls

Opportunities & Assets

- 3± Acres Vacant Land
- Flex Office
- Professional Office
- In office/industrial corridor
- Multiple access road options
- Half a mile from multiple restaurants
- Half a mile to Gas Stations and Hotels options
- 4 Minute walk for transit bus station
- Multiple coffee shop and grocery stores nearby



Excellent Site for Professional or light industrial Development with proper zoning

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