

2222 ELMWOOD AVE

2222 Elmwood Ave
Buffalo, NY 14216



LAND FOR SALE



Brian Donovan
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460 East Ave, Rochester, NY 14607
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NY #10491202934



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PROPERTY DESCRIPTION

Grassy lot retail pad in the City of Buffalo, on Elmwood Avenue, adjacent to Wendy's. This is an opportunity for a ground lease or build to suit. There is great visibility to this site from Elmwood Avenue, which has traffic counts over 20,000 AADT. The parcel to the north—Village North Sales—is also available as an additional purchase if a larger lot is desired.

LOCATION DESCRIPTION

Located in the City of Buffalo, on Elmwood Avenue between Kenmore Ave and Ramsdell Ave. This site is one off the corner of Kenmore and Elmwood. Situated at the entrance to a large retail corridor, there are a large number of retailers in close proximity, including national retailers such as Target, Home Depot, ALDI, Tops, and LA Fitness.

PROPERTY HIGHLIGHTS

- +/- 0.42 Acres
- 90' of Frontage on Elmwood Ave
- Between Wendy's and Village Motor Sales
- 3.1 Miles to Route 290
- 2.4 Miles to Route 190

OFFERING SUMMARY

Sale Price:	\$650,000
Lot Size:	0.42 Acres



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