

FOR SALE

Brownfield Site, Remediation Done, Tax Credits Available

837 Bailey Ave, Buffalo, New York 14206



PROPERTY HIGHLIGHTS

- 8.7 acre development site
- Brownfield cleanup complete and NYSDEC Certificate of Completion issued
- Up to **\$800k** in approved BCP tax credits
- Zoned light industrial (D-IL)
- 1/2 mile to highway system
- Potential uses: Manufacturing, warehouse, contractor storage yards, landscape and building material supply, truck stop/truck parking, and much more
- List price \$995,000



344 Delaware Ave, Suite 200, Buffalo, NY 14202



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

Joseph Deck, SIOR

Associate Real Estate Broker

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Richard Wadsworth

Real Estate Salesperson

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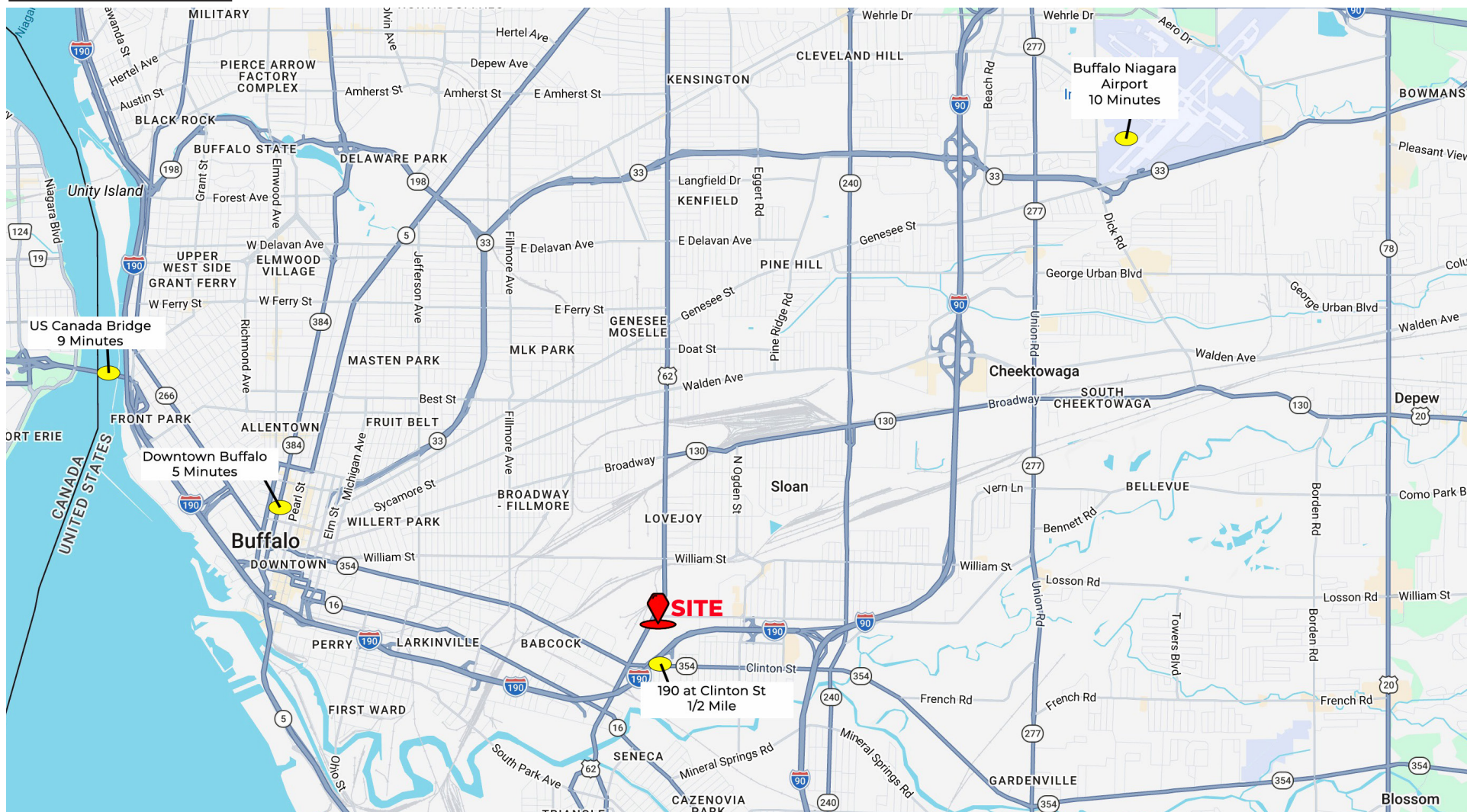
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LOCATION MAP



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