

FOR SALE

Multifamily Development & Value-Add Opportunity | 7.5 Acres in the Village of East Aurora
267 Cazenovia Street, East Aurora, NY 14052



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

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PROPERTY HIGHLIGHTS:

- 24-unit multifamily campus across 4 buildings in the Village of East Aurora
- About 7.5 acres total, including a 4.4-acre vacant with room to add units
- Walking distance to Main Street in East Aurora, about 25 minutes to downtown Buffalo
- 27 total units, with 24 currently rented
- 3 units excluded from the rent roll, offering immediate value-add potential upon completion
- Beautiful park-like grounds, a rare setting inside the Village of East Aurora
- No two units alike: each apartment has its own layout, ranging from a 256 SF studio to a 1,442 SF three-bedroom
- Value-add upside: rents are below market, the extra land can be developed
- List price \$4,295,000



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DEVELOPMENT POTENTIAL:

- 4.7 Acres
- General Residential (GR) Zoning
- Multifamily Development
Townhome / Two-Family
Development
- Senior / Assisted Living
- Multifamily Density Standard



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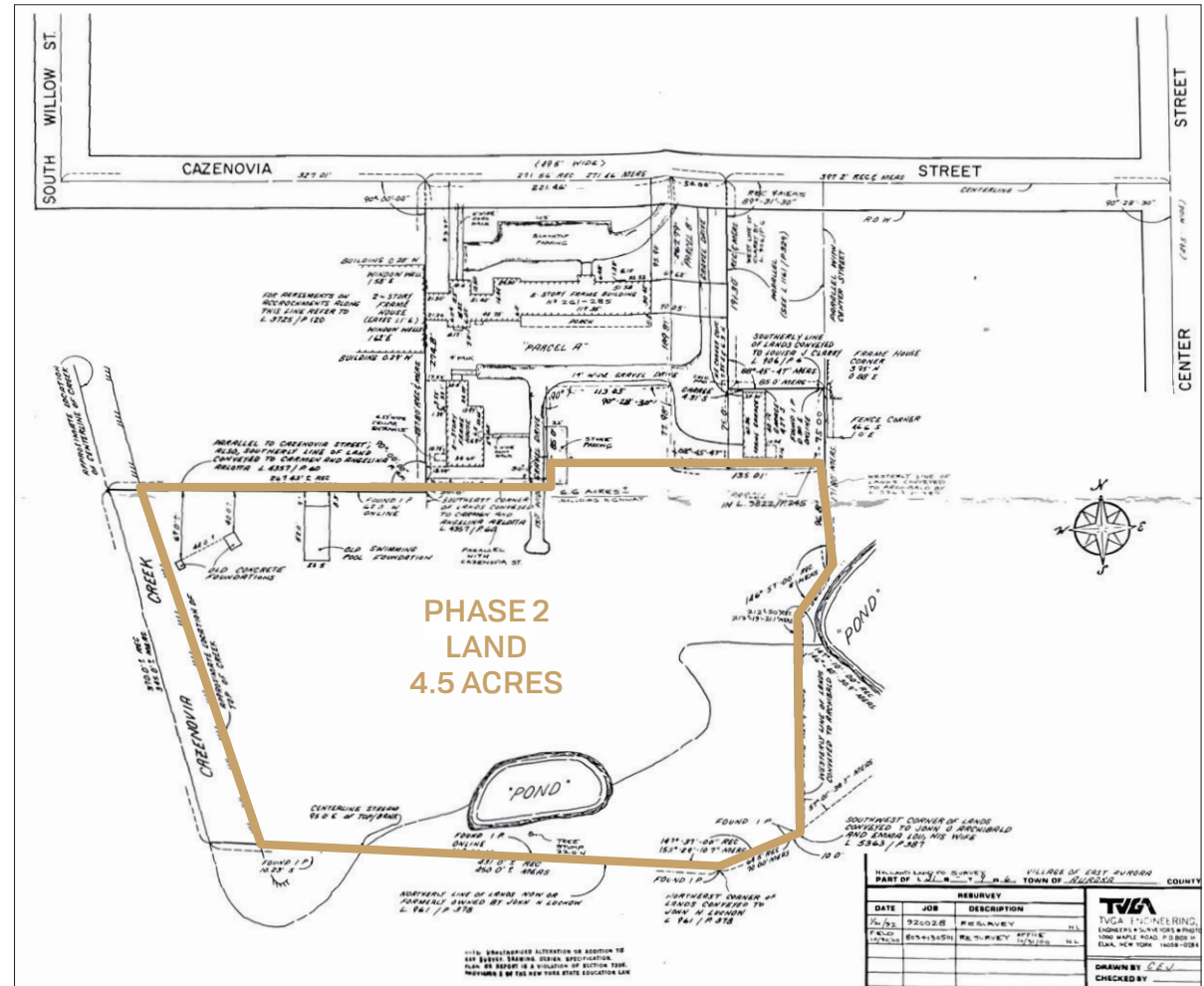
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PHASE TWO DEVELOPMENT:

We have 4.5 acres of new land that would provide for allowance for 2 to 3 buildings, green area, no wetlands, parking, and possibly additional garage areas.

Property sits on top of an escarpment looking at the pond and Cazenovia Creek. There are no wetlands other than near the pond, but will be a non-build area.



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