

# FOR SALE

## Elmwood Village Development Opportunity

217, 221 & 225 West Utica Street, Buffalo, NY



### PROPERTY HIGHLIGHTS

- 13,872 SF Lot with 96 Feet of Frontage on West Utica
- Highly Visible Between Elmwood and Delaware Ave
- Directly Across from Elmwood Crossing Project, Doors Down from Brand New Townhouse Development
- Includes 8 Garage Bays
- Largest Development Site Currently Available in Elmwood Village



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.



Emily Cornwell

Associate Real Estate Broker

716.909.1375

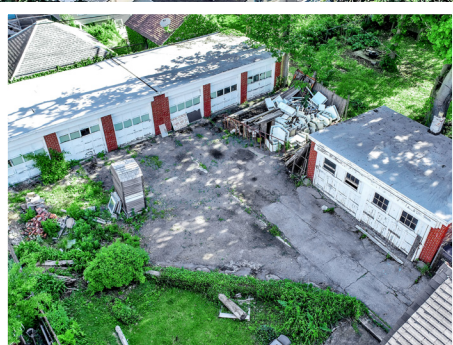
ECornwell@HannaCRE.com



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**5 MILE  
DEMOGRAPHICS**



**POPULATION  
301,906**



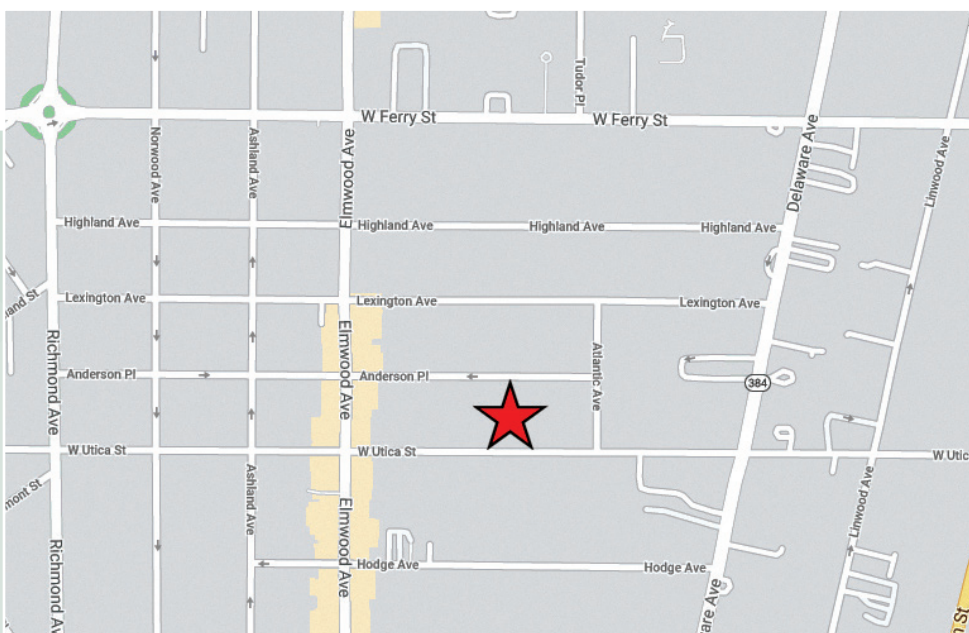
**DAY POPULATION  
187,080**



**HOUSEHOLDS  
131,119**



**AVERAGE HH  
INCOME  
\$57,679**



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