

FOR SALE

EXCEPTIONAL DEVELOPMENT OPPORTUNITY

701

WASHINGTON STREET

Buffalo, NY 14203



PROPERTY HIGHLIGHTS

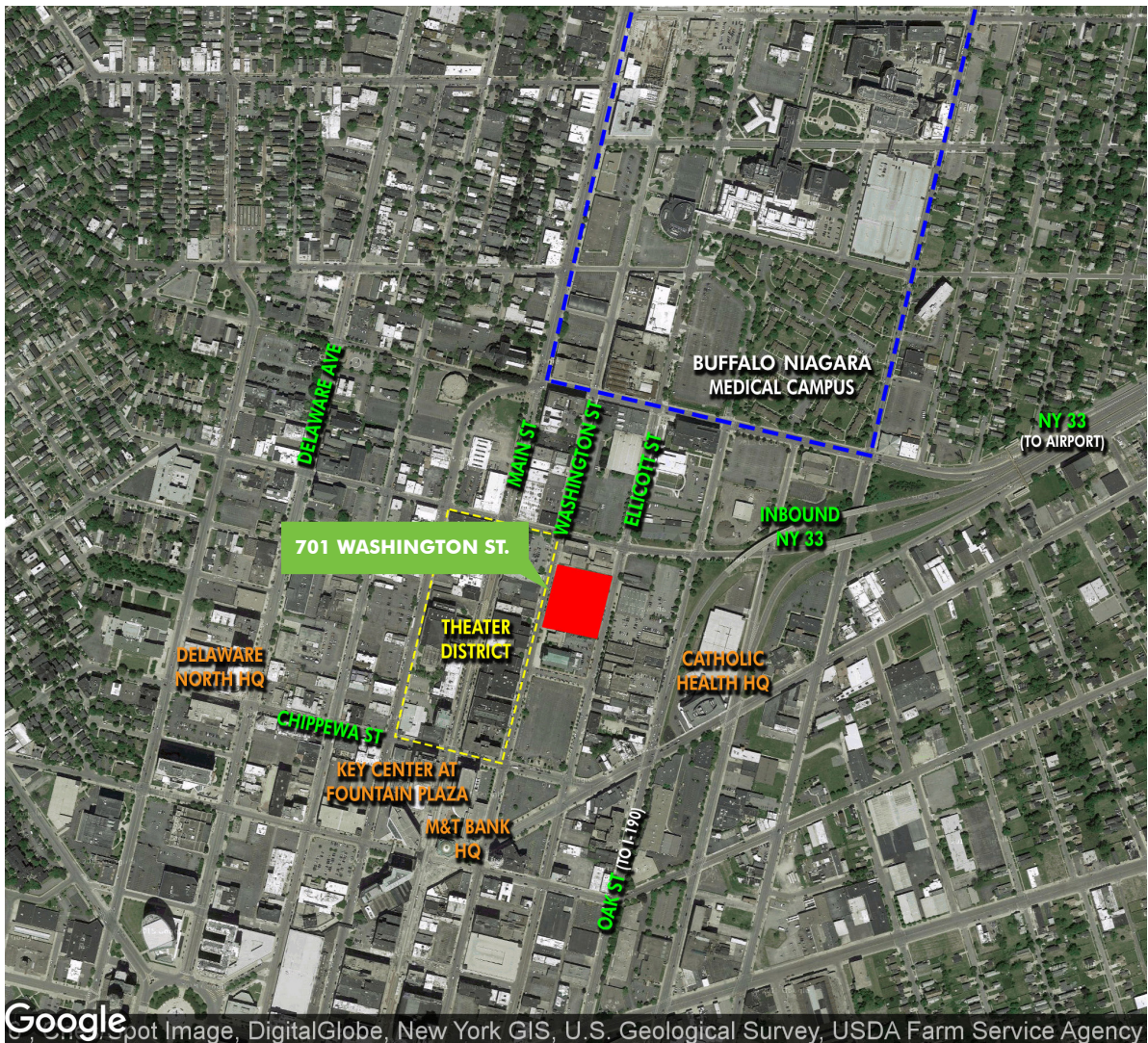
- + 86,920 SF lot with a 9,870 SF single-story building (aka 677 Washington St - SBL 111.38-5-1)
- + CBD location proximate to Buffalo Niagara Medical Campus and Theater District with easy access to NY 33 and I-190
- + Rare ±655 ft. frontage on two main city streets: Washington St. (±328 ft.) and Ellicott St. (±326.49 ft.)
- + Zoning: *City of Buffalo Downtown Opportunity District* <http://ecode360.com/12324811>

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ADDITIONAL READING

- + **Buffalo's Big Comeback** *Yahoo! News*, January 2016

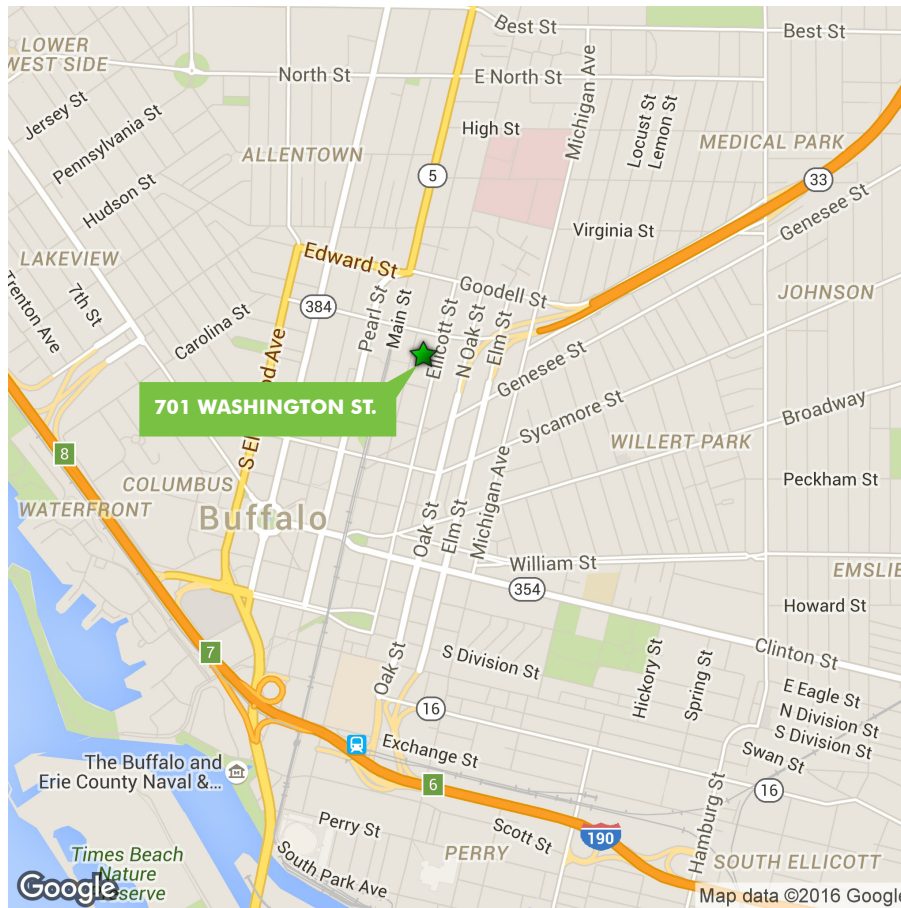
<https://www.yahoo.com/katiecouric/buffalos-big-comeback-201146847.html>

- + **Buffalo's Comeback** *Urban Land*, October 2014

<http://urbanland.uli.org/development-business/buffalos-comeback/>

- + An excellent development opportunity at an exceptional time in Buffalo's renaissance

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Brokerage: No cooperating broker participation



CONTACT US

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