

FOR SALE

38 Washington Street
Ellicottville, NY 14731



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Unmatched Opportunity In The Heart Of Ellicottville

Own a premier mixed-use investment property ideally positioned in downtown Ellicottville, one of Western New York's most sought-after four-season resort destinations. 38 Washington Street combines four established commercial tenants on the ground floor with eight well-maintained residential apartments above—offering a balanced, income-producing mix in an irreplaceable location. Just steps from the village's top restaurants, boutique shops, and ski resorts, the property enjoys exceptional foot traffic, consistent tourism, and stable occupancy throughout the year. Totaling 12,446 square feet on a 0.71-acre lot, the asset includes ample on-site parking, prominent signage visibility, and long-term income stability with plenty of room for upside through rental adjustments or future repositioning. This is a rare opportunity to acquire one of Ellicottville's anchor properties within the vibrant village district—perfect for investors or owner-operators seeking long-term value in a thriving resort market. Opportunities like this are rarely available in the village core.

PROPERTY HIGHLIGHTS

Building Size: 12,446 SF | Levels: 2

Total Units: 12 (4 Commercial + 8 Residential)

Year Built: 1969 | Renovated: 2009
(All mechanicals replaced)

Lot Size: 0.71 Acres

Zoning: Mixed-Use (Village Core)

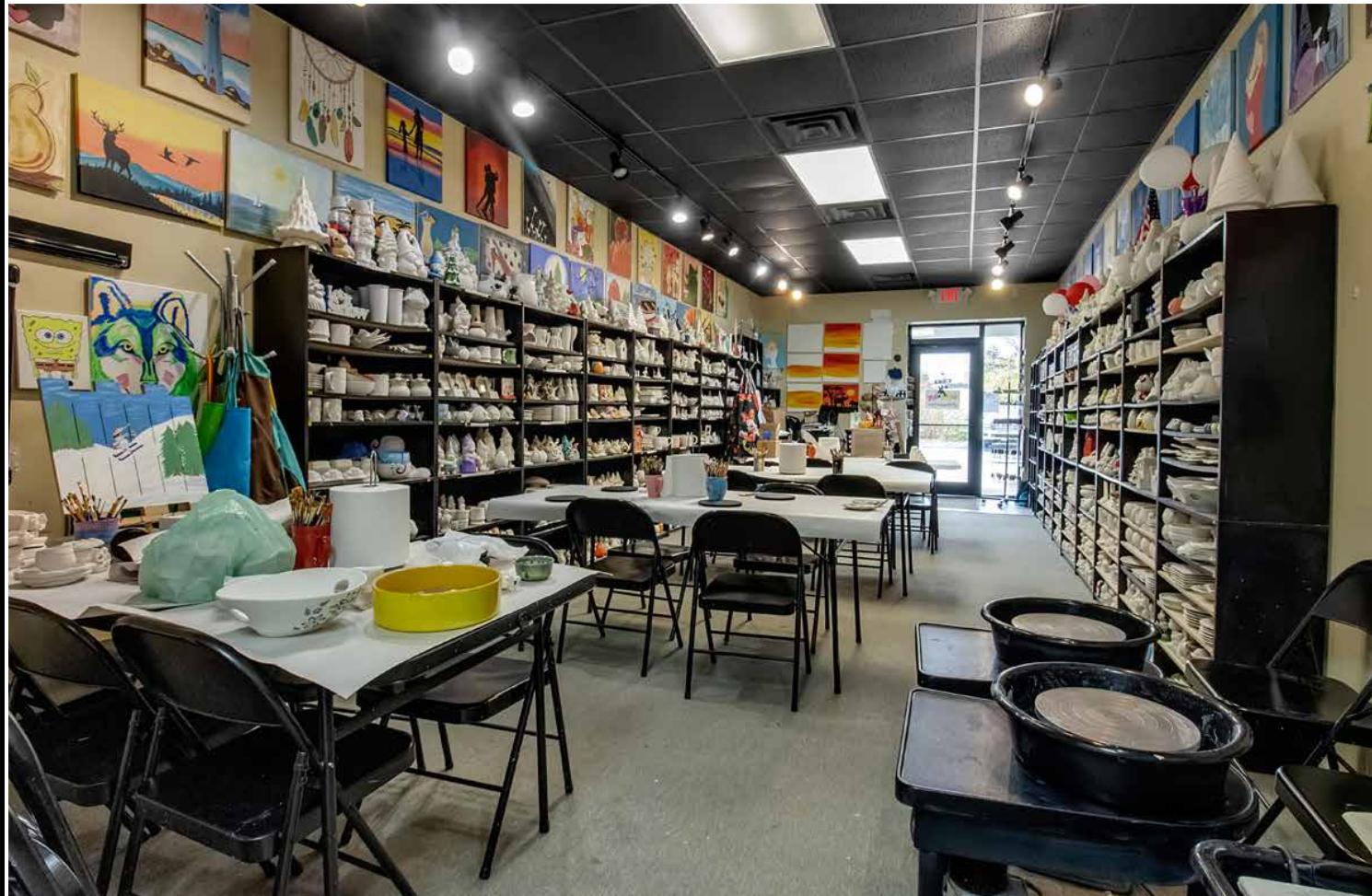
TOURISM SNAPSHOT

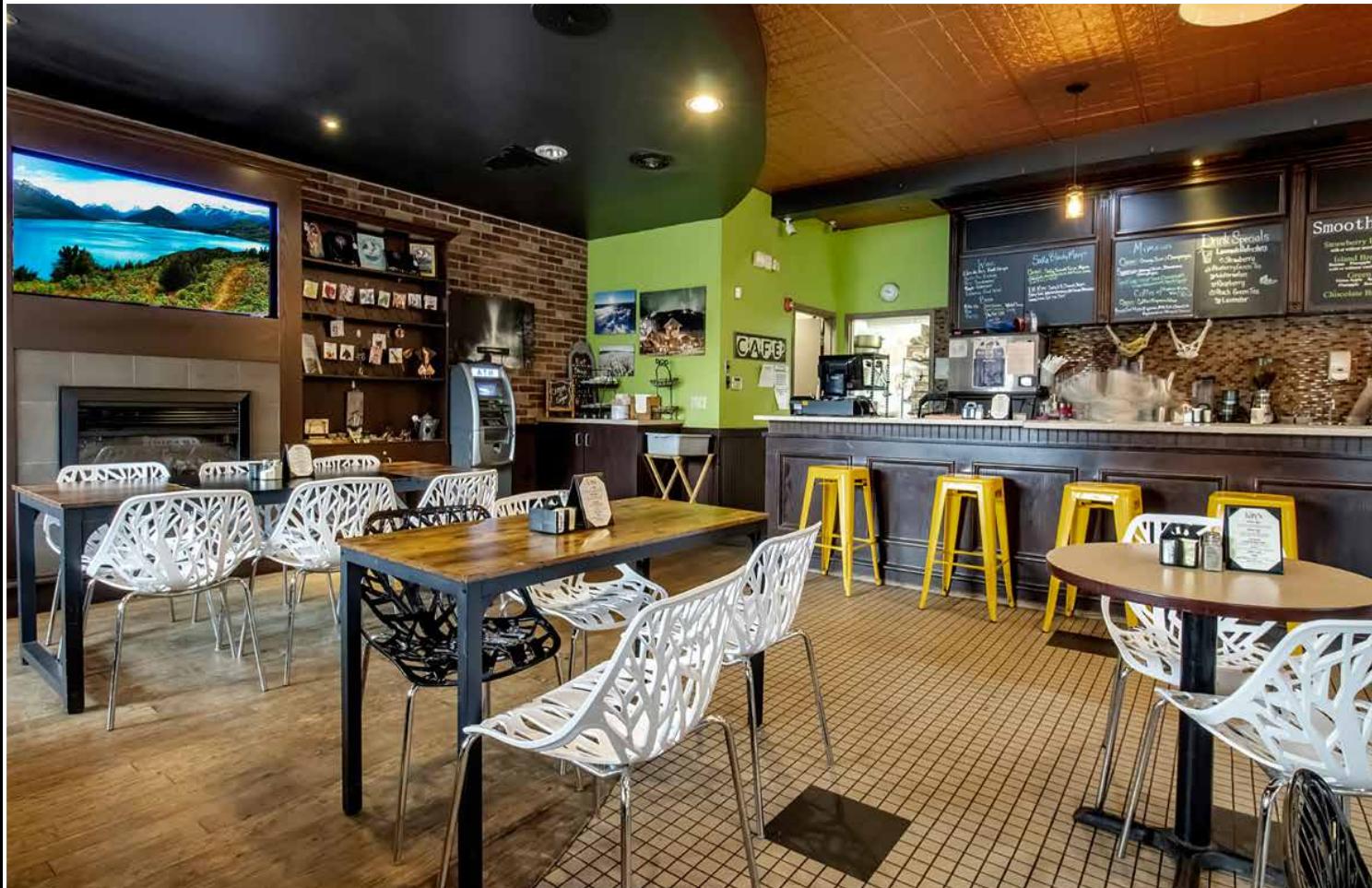
1.7 million annual visitors

18 annual festivals and events

Top regional destination for skiing, dining, and entertainment

Year-round tourism economy supporting strong mixed-use demand







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