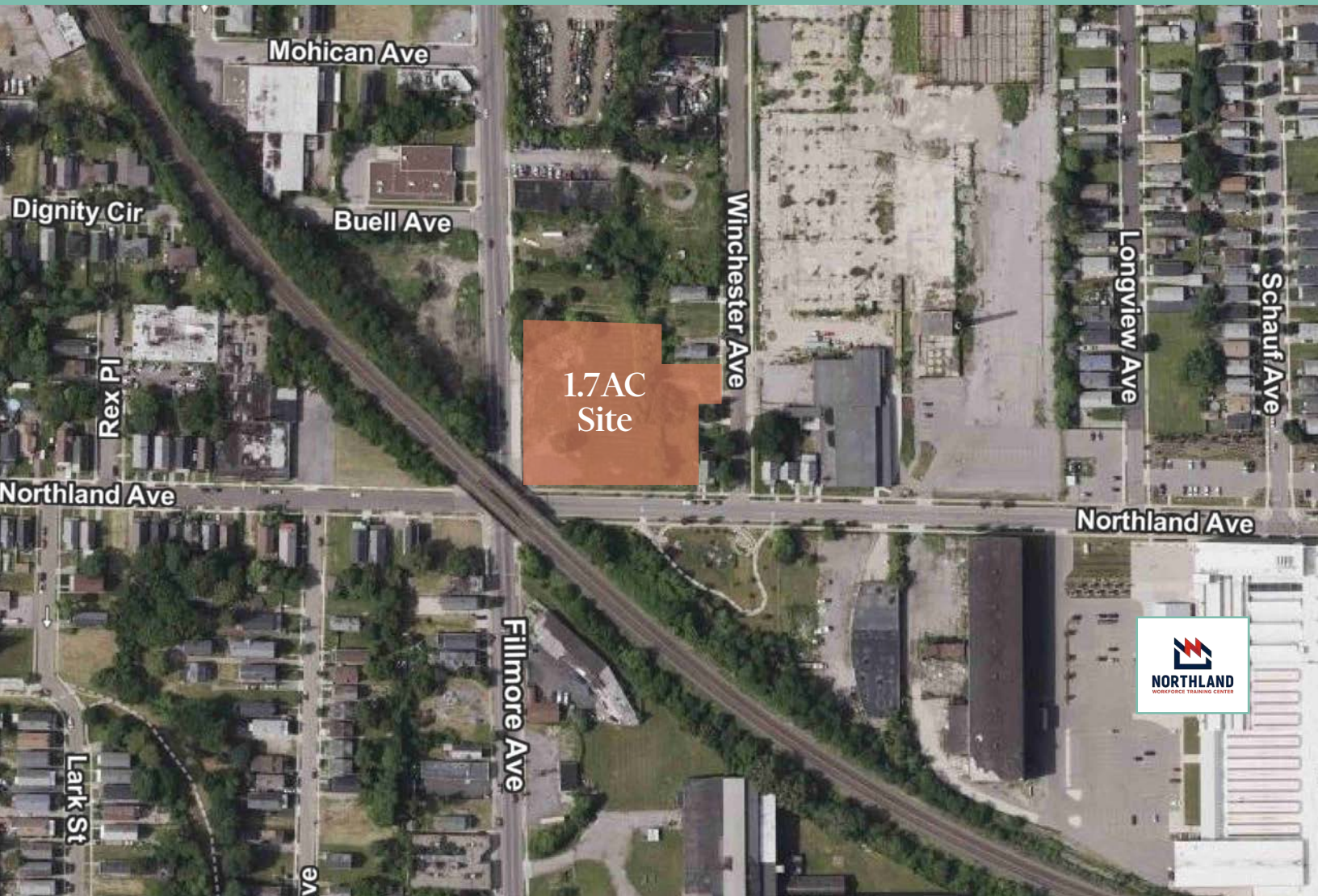


1669 Fillmore Ave.

Buffalo, New York 14211

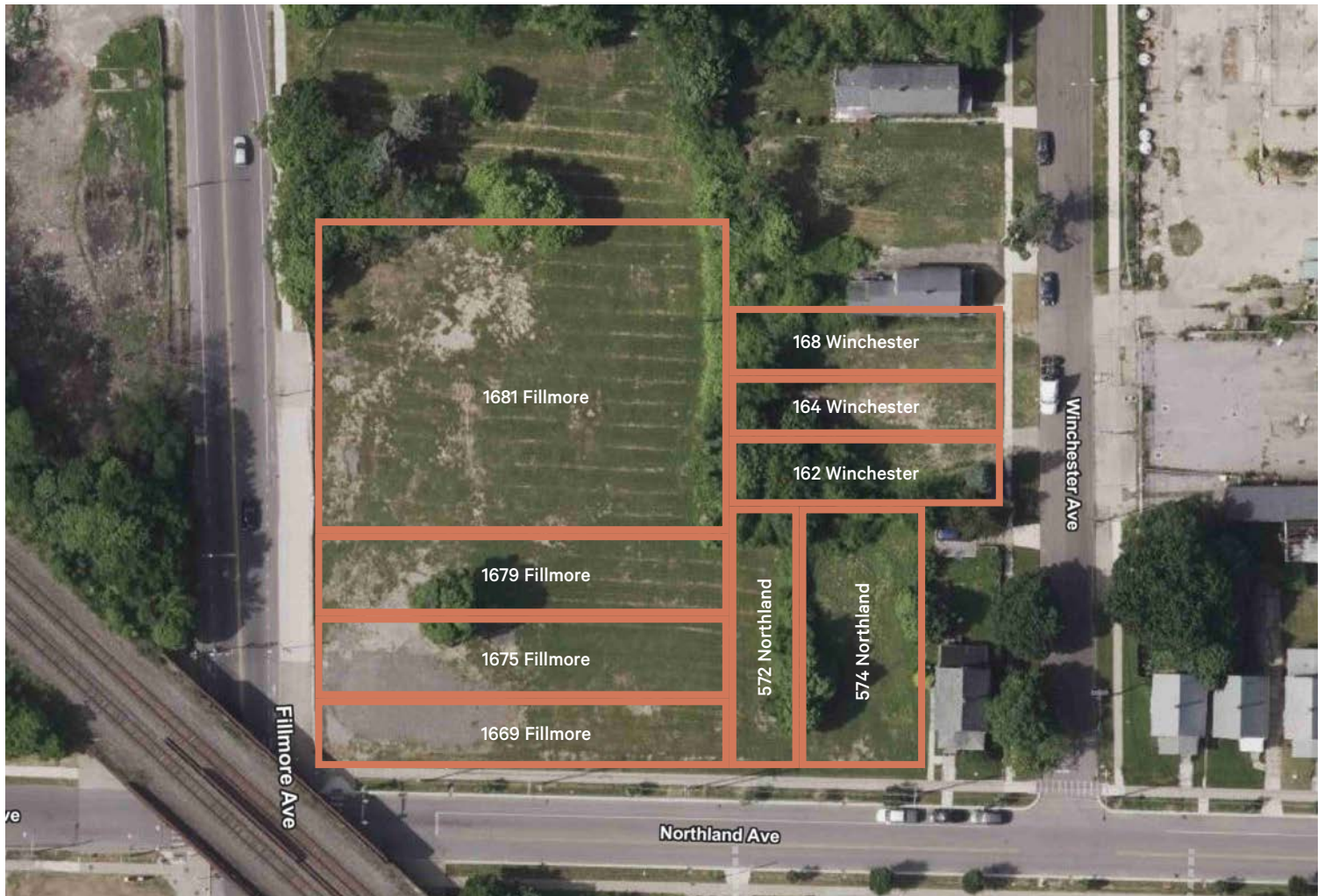
1.7 AC Site (9 Parcels)

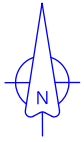


Property Highlights

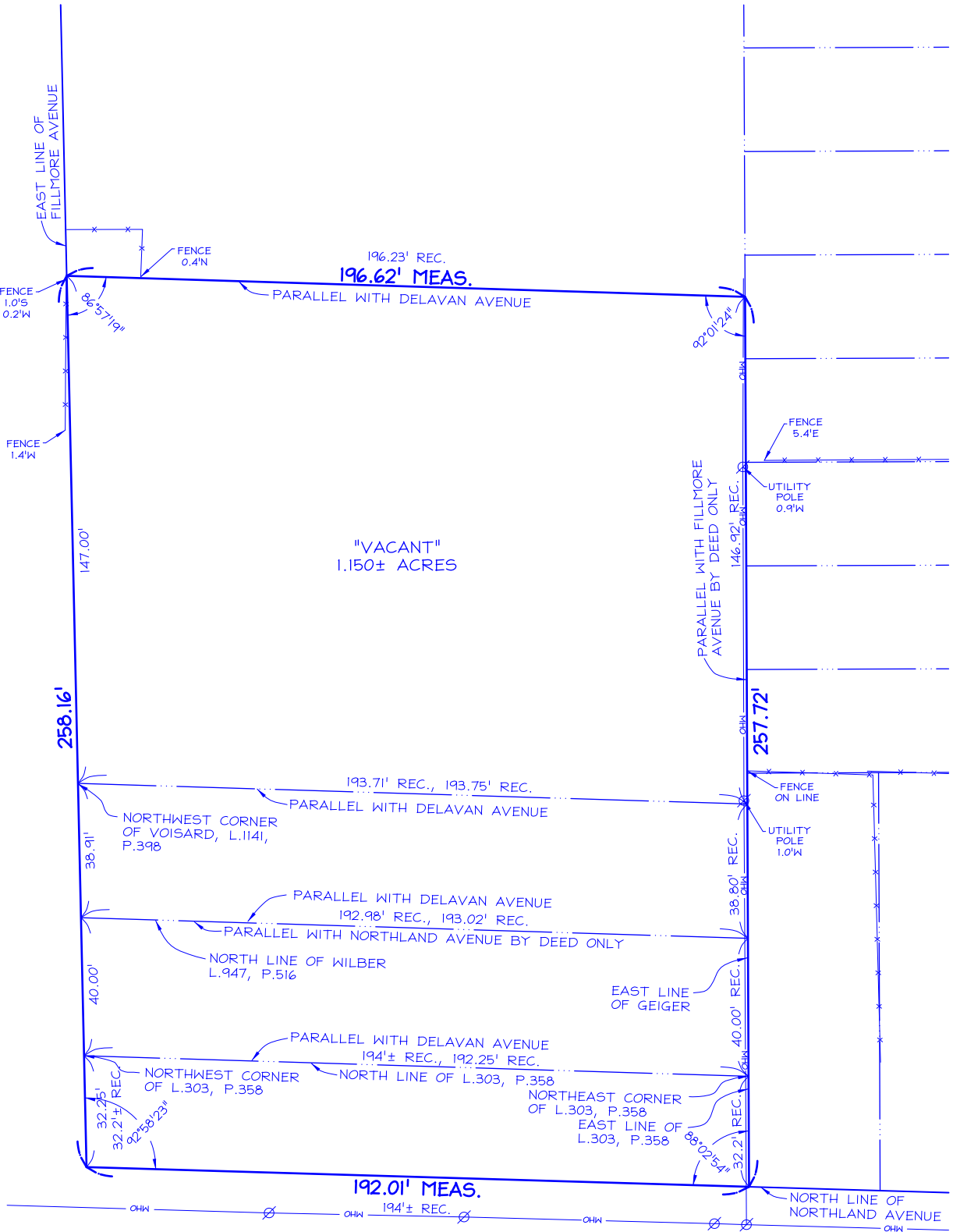
- + 1.7 AC site available for purchase or lease near the Northland Workforce Training Center and related developments
- + Offering consists of nine (9) parcels: 1669-1681 Fillmore (4 parcels), 572-574 Northland (2 parcels), and 162-168 Winchester (3 parcels)
- + Corner lot at the signalized intersection of Fillmore Avenue and Northland Avenue. Additional access via Winchester Avenue
- + Frontage: ±258' (Fillmore Ave.), ±290' (Northland), ±90' (Winchester)
- + Zoning: D-IL Light Industrial
- + Located 0.5 mi. from Rt. 33 and Rt. 198 interchange
- + Potential for brownfield redevelopment tax credits
- + Nearby businesses include: KFC, Delavan Auto Parts, Retech, Buffalo Manufacturing Works, Rodriguez Construction Group, SparkCharge, and Insyte Consulting

Area Demographics	1 mi.	3 mi.	5 mi.
Total Population	24,679	224,998	405,270
Avg. Household Income	\$59,677	\$74,772	\$79,773

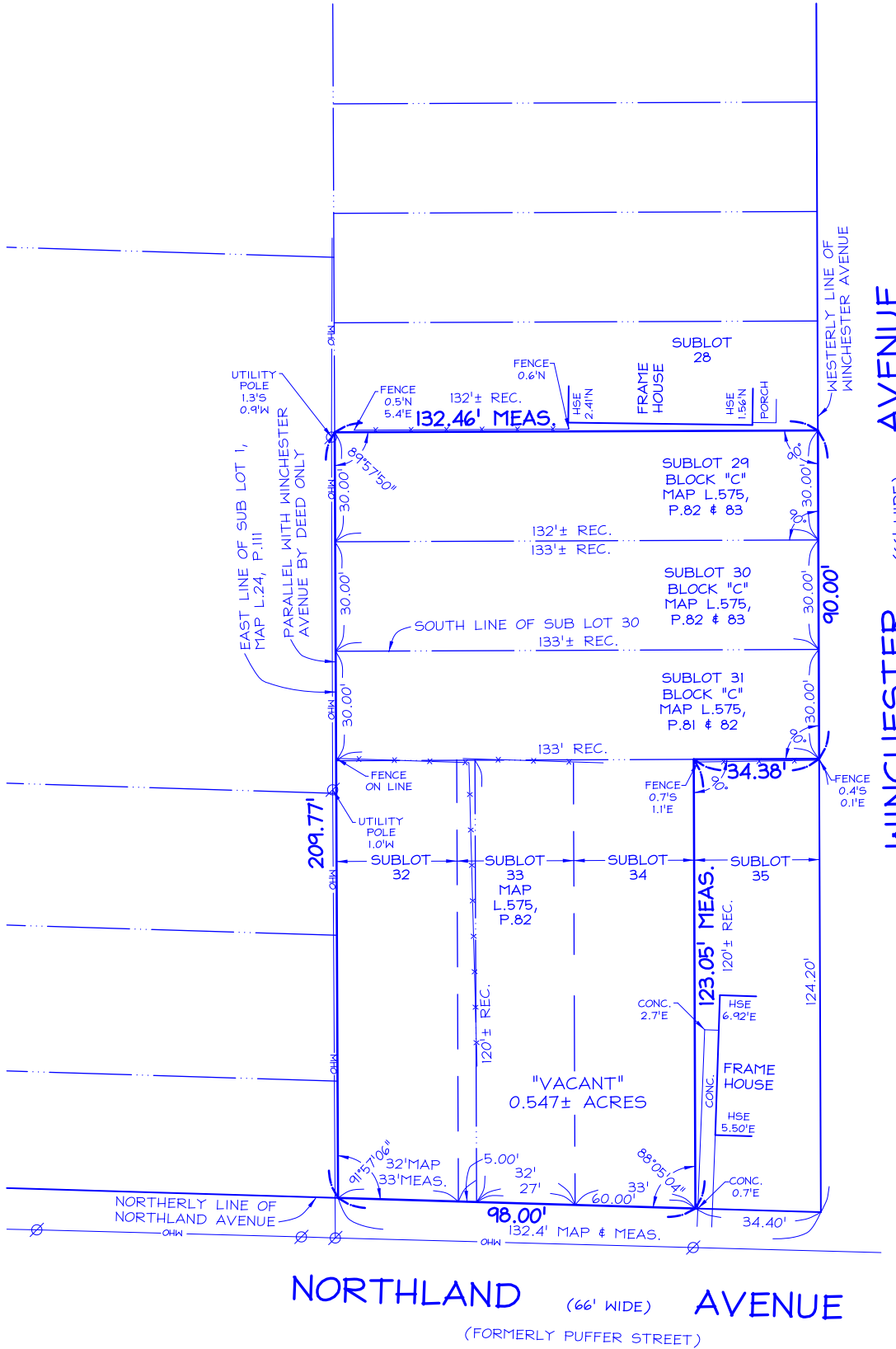
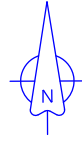


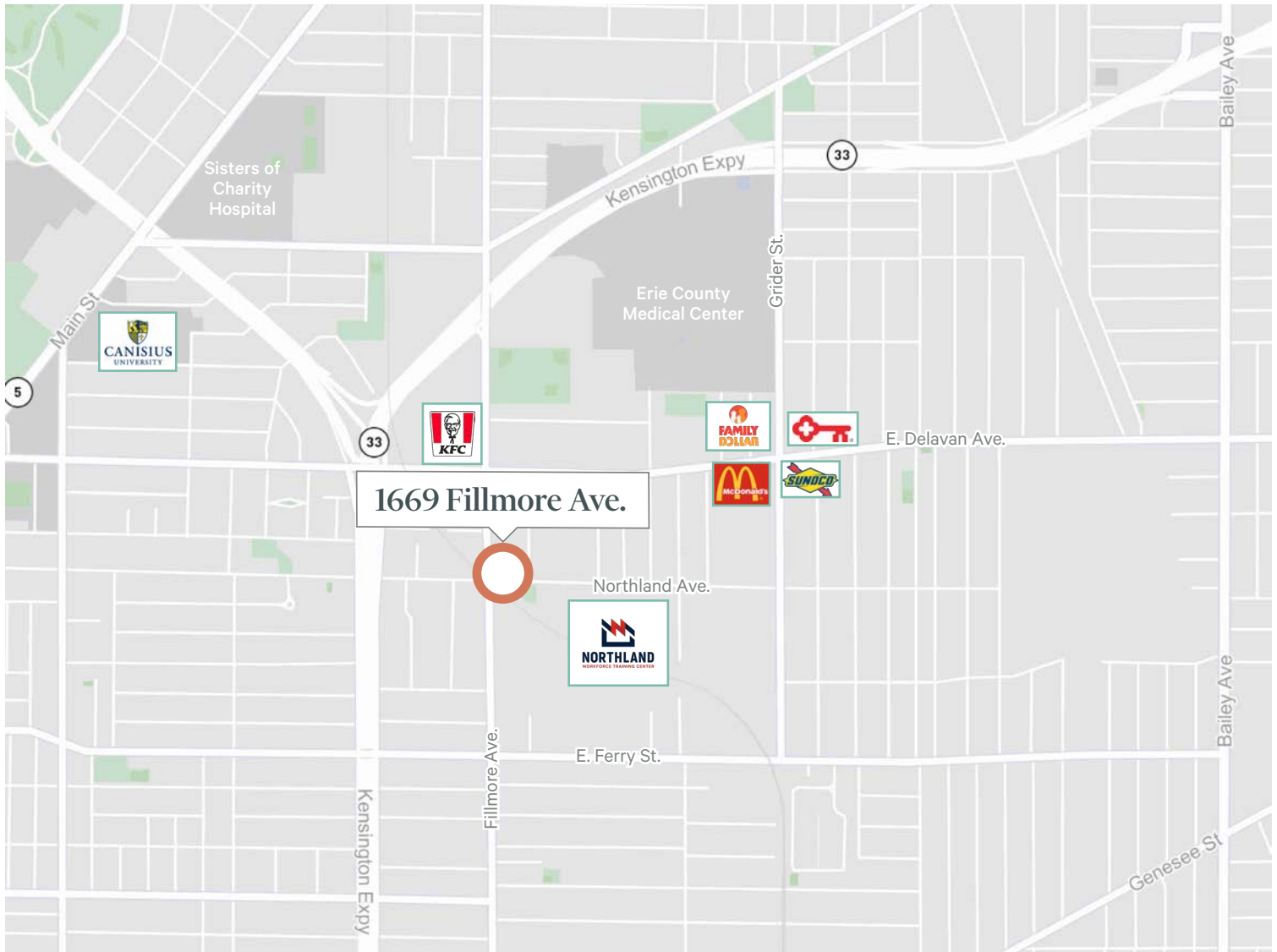


FILLMORE AVENUE
 (66' WIDE)



NORTHLAND AVENUE
 (66' WIDE)
 (FORMERLY PUFFER STREET)





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