

**21 NORTH EAST**  
BUFFALO & WESTERN NEW YORK



# ANOTHER PROPERTY

Listed By Dave Pascucci



2718 Elmwood Avenue,  
Tonawanda, NY 14217

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COMMERCIAL

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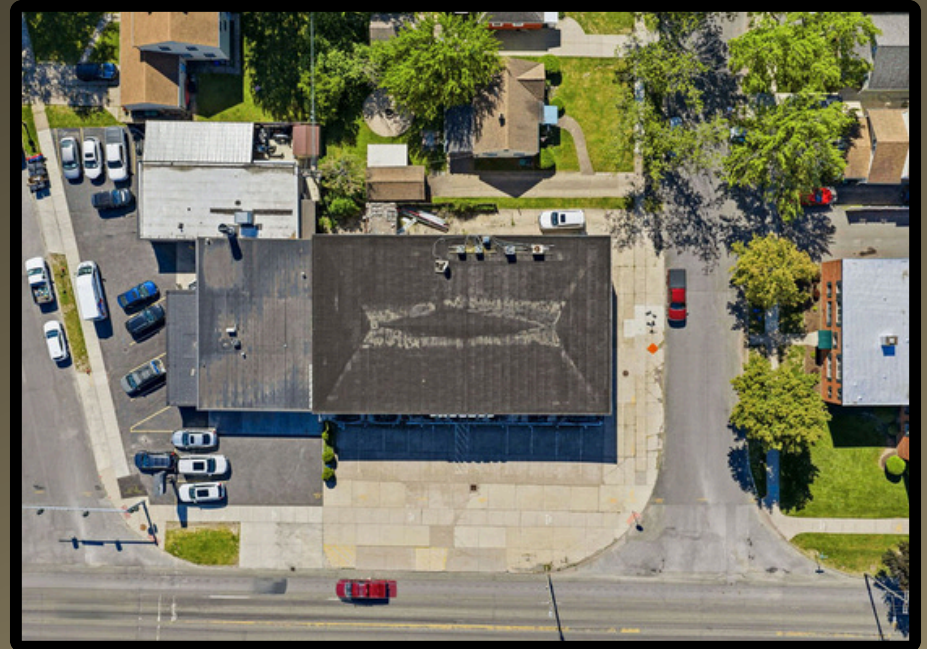
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**PRIME COMMERCIAL & REDEVELOPMENT OPPORTUNITY**  
**2718 Elmwood Avenue | Tonawanda, NY**

Positioned in the heart of the Town of Tonawanda's thriving commercial corridor, 2718 Elmwood Avenue presents a rare opportunity to acquire a highly visible commercial property with substantial redevelopment potential. This 12,322 square foot building occupies a strategic location along one of Western New York's most heavily traveled commercial thoroughfares, offering exceptional exposure, accessibility, and long-term value. The property benefits from strong traffic counts, excellent street presence, and ample on-site parking, making it ideal for a variety of commercial, medical, retail, office, or mixed-use applications. Located just minutes from Interstate 290 and the New York State Thruway, the site provides convenient regional access while remaining surrounded by established neighborhoods, major employers, healthcare facilities, and a diverse mix of successful businesses. Adding to its appeal, the property includes approved plans for a 10-unit mixed-use development featuring four commercial storefronts and six residential apartments. This approved redevelopment concept offers investors and developers a unique opportunity to capitalize on the growing demand for mixed-use properties while benefiting from an already established commercial location. Whether utilized as an existing commercial facility, repositioned for a new business operation, or redeveloped under the approved mixed-use plan, 2718 Elmwood Avenue offers flexibility, visibility, and future upside in one of Erie County's most desirable commercial markets. This is a rare chance to secure a prominent commercial asset with immediate functionality and significant development potential in a proven location.



**COMMERCIAL**



## PROPERTY DETAILS

- 12,322 SF Commercial Building
- Prime Elmwood Avenue Location
- Ample On-Site Parking
- Excellent Visibility & Signage Exposure
- High Daily Traffic Counts

## LOCATION ADVANTAGES

- Heart of the Town of Tonawanda Commercial Corridor
- Minutes from I-290 & New York State Thruway
- Near Kenmore Mercy Hospital
- Convenient Access to Buffalo & Northern Suburbs
- Surrounded by Established Retail, Medical & Professional Users

## DEVELOPMENT OPPORTUNITY

- Approved Mixed-Use Development Plans Included
- 4 Commercial Storefronts
- 6 Residential Apartments
- 10 Total Units Approved

## IDEAL FOR

- Investors
- Developers
- Owner-Users
- Medical Office Users
- Retail Operators
- Mixed-Use Redevelopment

## INVESTMENT HIGHLIGHT

Rare opportunity to acquire a high-profile commercial property with approved redevelopment plans in one of Western New York's most established commercial districts.



COMMERCIAL



EQUAL HOUSING  
OPPORTUNITY



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Please call me with any and  
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*Dave Pascucci*

