

Strategic Development Opportunity

129-137 Tonawanda Street



75,500 SF OF HISTORIC INVENTORY
2.5 ACRES OF BCP ELIGIBLE LAND

Offer Price - \$2.15M (\$28/sf)



SCHNEIDER
REAL ESTATE SERVICES

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PROCESS:

- Call or Email Listing Agent for further information or to register and set up a tour.

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- No unauthorized site visits, all showings must be scheduled and accompanied.

CONFIDENTIALITY & DISCLAIMER:

Your receipt of this Offering constitutes your acknowledgment that (i) it is a confidential Offering solely for your limited use and benefit in determining your further interest in purchasing the subject properties, and (ii) that you will not disclose it or any of its contents to any third party without prior written authorization from SCHNEIDER REAL ESTATE SERVICES LLC.

The information contained in this Offering has been obtained from sources deemed reliable (Owner, tax records, etc.), but has not been verified for accuracy or completeness. All information is presented "as is" without representation or warranty of any kind. All projections and assumptions have been developed by SCHNEIDER REAL ESTATE SERVICES LLC and may not represent the current or future performance or condition of the Property. All references to acreages, square footages, and other measurements are approximations. **All potential buyers must take appropriate measures to confirm and verify the information contained herein.** Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers.

Schneider Real Estate does not provide legal, tax, architectural, or construction advice. You are strongly encouraged to consult with independent legal, financial, architectural, and construction advisors, and carefully investigate the economics, physical characteristics, and all other aspects pertaining to the subject properties' suitability for your needs.



Overview

Incentive-Ready Development Site

HISTORIC TAX CREDIT (HTC)

- Preliminary historic approvals submitted
- Draft Part I application on file
- 20% NYS HTC + 20% Federal HTC

BROWNFIELD CLEANUP PROGRAM (BCP)

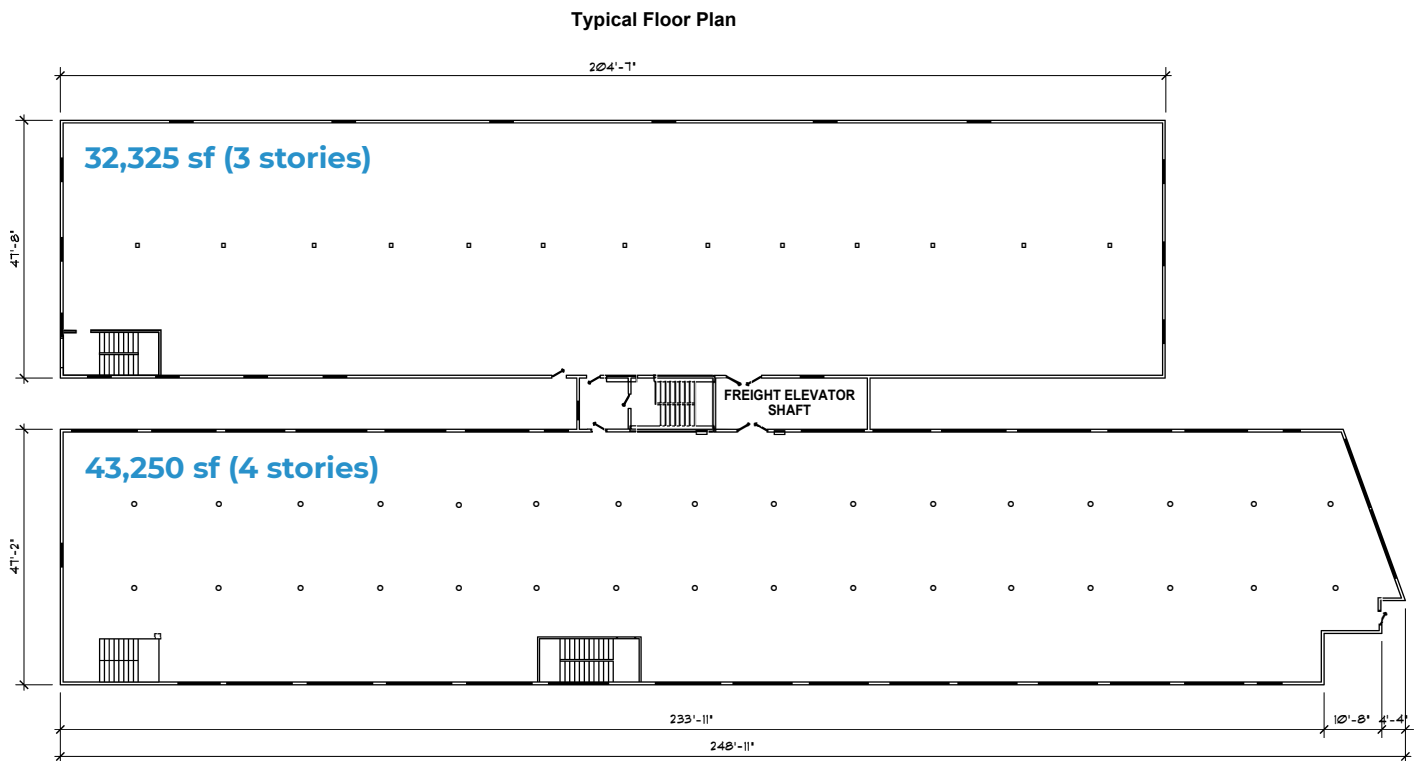
- Draft application submitted to NYS DEC
- Located in:
 - EN-Zone (Environmental Zone)
 - BOA (Brownfield Opportunity Area)
- Eligible for:
 - 20% NYS BCP Tangible Property Credit
 - Up to 24% credit if Track 1 cleanup or affordable housing

STACKABLE INCENTIVES & PROGRAMS

- City of Buffalo 485-a (multi-year tax abatement)
- Erie County adaptive reuse (sales & mortgage tax exemption)
- NYS Consolidated Funding Application (CFA) grants
- Utility Company Grants and Support
 - National Grid
 - National Fuel
- Low-Income Housing Tax Credits (LIHTC)

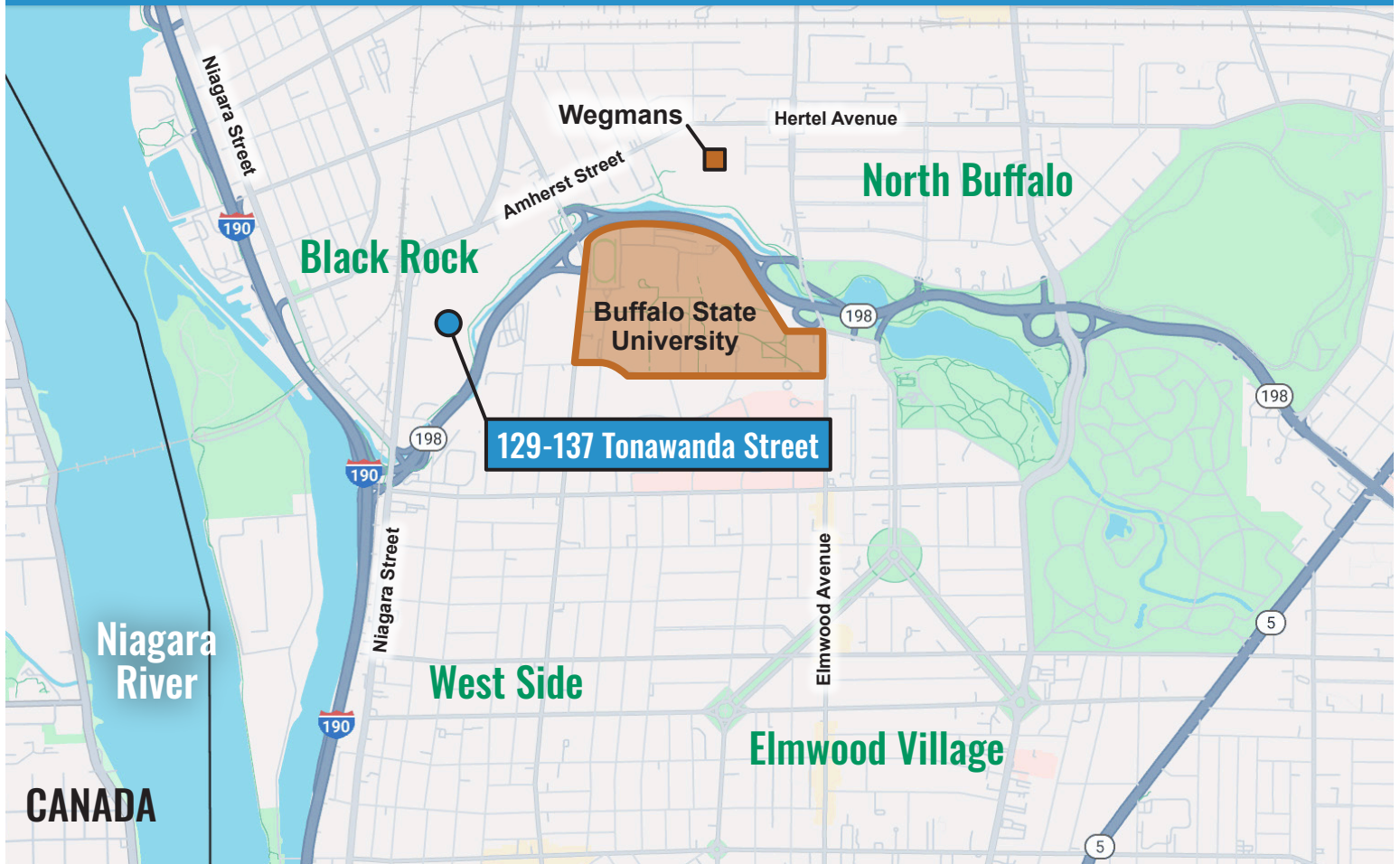
Floorplans

- Buildings in sound structural condition, ranging from moderate to very good
- Adequate public utility infrastructure in place and accessible at the site
- Existing stair towers in each building support compliant vertical egress
- Shared freight elevator shaft and stair tower connect both buildings
- Optimal building dimensions for efficient double-loaded apartment layouts



**Plans are accurate but not exact.*

Location



Situated in one of Buffalo's most dynamic transitional zones, this property offers a rare opportunity for forward-thinking development in a neighborhood experiencing significant public and private investment. Located on Tonawanda Street, a key arterial link connecting the Amherst Street commercial corridor, North Buffalo's major retail centers, and the Upper West Side's revitalized Niagara Street, the site sits at the crossroads of emerging economic, residential, and cultural activity.

Recent years have seen a surge in new loft-style residential conversions, thriving local businesses, and streetscape enhancements—including bike infrastructure—that signal long-term growth and increasing demand. Buffalo State University, a major educational and cultural anchor, is just minutes away, adding further appeal to prospective tenants or buyers.

With immediate access to the Scajaquada Expressway (198), I-190 Interstate, and multiple high-ridership bus lines (#5, #32, #40), the location offers seamless connectivity across the city and region. The property directly abuts Scajaquada Creek and the adjacent bike path, providing both recreational value and adjacency to ongoing environmental restoration studies—an added layer of future-forward planning and appeal.

This is a prime opportunity to invest in a site that bridges established neighborhoods, with zoning and infrastructure in place to support a range of development visions—from mixed-use and multi-family to commercial or creative redevelopment.

Location

