

NIAGARA STREET APARTMENTS

990 NIAGARA STREET
BUFFALO, NY

EXCITING CITY OF BUFFALO

**DEVELOPMENT
OPPORTUNITY!**



THE OFFERING

990 NIAGARA STREET, BUFFALO, NY—A FULLY ENTITLED, 95-UNIT DEVELOPMENT PROJECT IN AN UNPARALLELED LOCATION WITH BREATHTAKING VIEWS OF THE NIAGARA RIVER. THIS OPPORTUNITY OFFERS SUBSTANTIAL FINANCIAL INCENTIVES, INCLUDES APPROXIMATELY \$5.5M IN BCP CREDITS. THE SALE INCLUDES FINISHED CONSTRUCTION DRAWINGS WITH CITY ZONING AND SITE PLAN APPROVAL ALREADY SECURED, STREAMLINING THE PATH TO BREAKING GROUND. THE DEVELOPMENT FEATURES 110,000 SF OF NEW CONSTRUCTION CREATING 95 1-2-BEDROOM APARTMENTS, 6,000 SF OF RETAIL SPACE AND A 170-CAR PARKING RAMP. ADDITIONALLY, A BEAUTIFULLY LANDSCAPED ROOF TERRACE PROVIDES AN EXCLUSIVE OUTDOOR LOUNGE WITH PANORAMIC VIEWS AND A DOG PARK. THIS IS A PRIME INVESTMENT OPPORTUNITY THAT BLENDS LOCATION, POTENTIAL, AND READINESS—IDEAL FOR DEVELOPERS SEEKING TO CAPITALIZE ON BUFFALO'S GROWING MARKET.

ASKING
PRICE

\$4.25M

PROJECT DETAILS

- **ADDRESS:** 990 NIAGARA STREET BUFFALO, NY
- **TAX ID:** 99.49-6-8
- **ACRES:** 1.05
- **STORIES:** 10 (130' BUILDING HEIGHT)
- **ATTACHED PARKING RAMP:** 170 SPACES
- **SF:** 125,000 GSF
 - 6,000 SF RETAIL
 - 119,000 SF RESIDENTIAL
- **RESIDENTIAL UNITS:** 95
 - 47 2-BED/48 1-BED



ERIC WARREN

Licensed Real Estate Salesperson
716-462-0490
ericw@militello.com

BRITTANY WEBER

Associate Real Estate Broker
716-260-4585
brittanyw@militello.com