

# FOR SALE OR LEASE

## 2-85 BRISTOL LANE ELLCOTTVILLE, NY 14731



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## Rare Mixed-Use Investment Opportunity in the Heart of Ellicottville

Discover a landmark mixed-use opportunity in one of New York's most desirable resort towns. This 48,431 SF commercial-residential campus offers unmatched potential for investors and visionaries looking to shape a signature destination in Ellicottville. Combining 12 highly flexible commercial suites with 15 residential units, the property provides a powerful platform for a diverse tenant ecosystem—retail, medical, wellness, office, fitness, recreation, boutique makerspace, and more.

Set against panoramic mountain views and located minutes from the slopes, this rare offering delivers the kind of footprint and versatility practically impossible to replicate within the village. Its scale, presence, and adaptability position it perfectly for strategic reimagining and long-term value creation. Additionally, ongoing residential construction around the property underscores the area's long-term growth trajectory and supports continued demand for commercial services and rental housing.

This property is available both for sale and space for lease. Approximately 13,000 SF of commercial space is available for lease across two large-format suites, offering exceptional flexibility for anchor tenants, specialty users, or businesses seeking a presence in Ellicottville. Space can be leased in whole or subdivided to accommodate a variety of uses. A former financial suite includes a drive-through ATM lane, offering additional functionality and strong potential for a wide range of service-oriented tenants.

The site spans approximately 17 acres, including a 5-acre section suitable for development that the owner is preparing to subdivide; however, this portion may be made available subject to negotiation.



## PROPERTY HIGHLIGHTS

Building Size: 48,431 SF | Levels: 1

Total Units: 26 (15 Residential + 11 Commercial)

Year Built: 1948 | Renovated: 2011

Lot Size: 17.05 Acres  
(approx. 5 Acres will be subdivided)

Zoning: Village Commercial 3

## TOURISM SNAPSHOT

1.7 million annual visitors

18 annual festivals and events

Top regional destination for skiing, dining,  
and entertainment

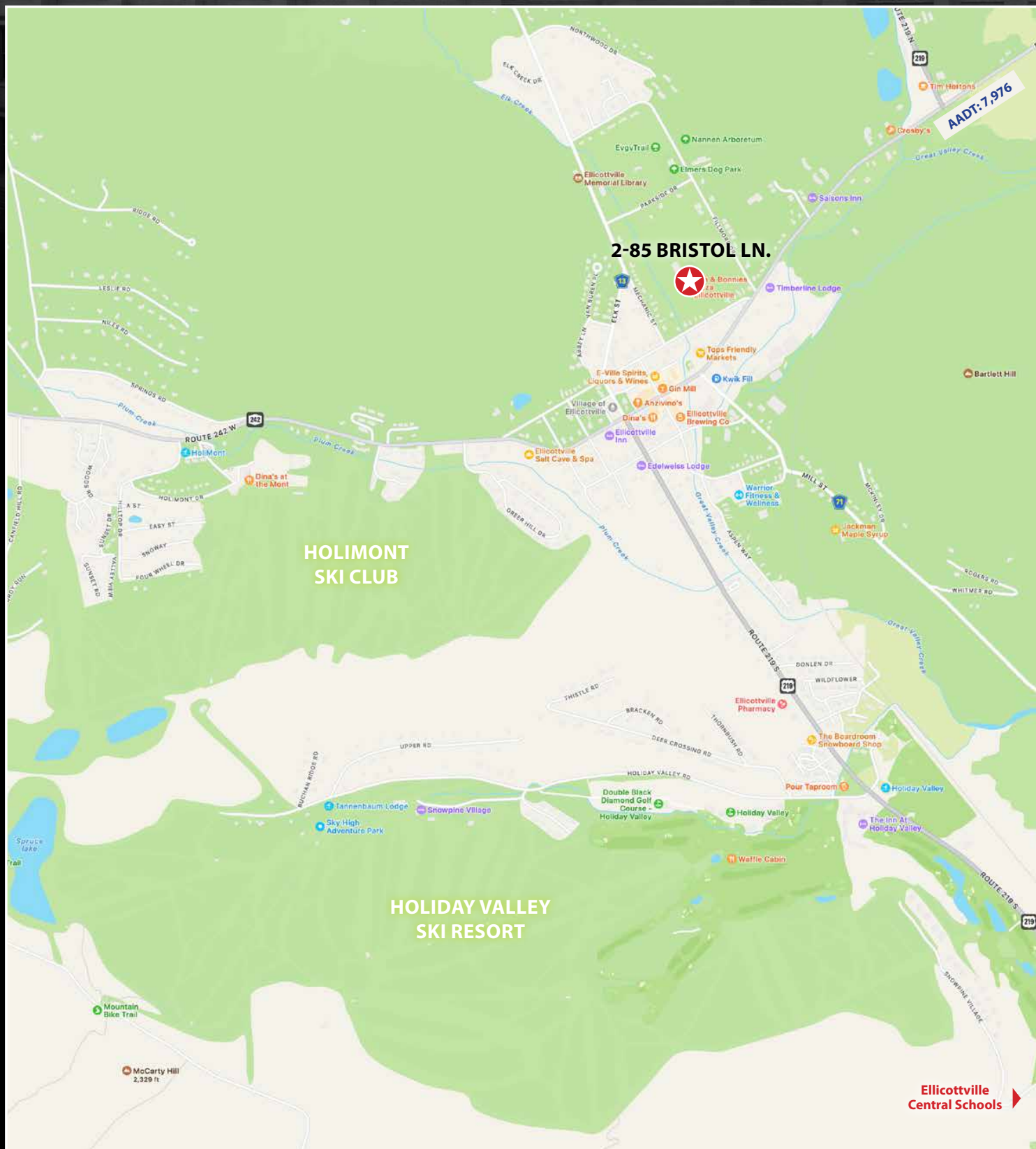
Year-round tourism economy supporting  
strong mixed-use demand











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