



903 Ellicott St

Buffalo, NY 14209

Property Features

- Enrolled in Brownfield Clean-up Program
 - Brownfield Tax Credit eligible, tax credits valued up to 20% of the total development cost
- Located in a Qualified Opportunity Zone
- 200+ units recently built on NE corner of block
- Approved PUD zoning in place allowing for mixed use and increased density
- Frontage: 418 ft on Ellicott St and 700 ft on North St

Property Description

Prime investment and development opportunity adjacent to the Buffalo Niagara Medical Campus (BNMC), known for its world-class clinical care, research, and education. The site is poised for commercial mixed-use development, creating a new, vibrant mixed-use city block.

Offering Summary

Sale Price	Subject to Offer
Purpose	Mixed-use
Lot Size	4.91 Acres

For More Information



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For Sale

4.91 Acres

THE OPPORTUNITY

McGuire Development Company is pleased to present a prime investment and development opportunity adjacent to the Buffalo Niagara Medical Campus (BNMC), known for its world-class clinical care, research, and education. 4.91 Acres are available, and the site is poised for commercial mixed use development, which would create a new, vibrant mixed-use city block.

903 Ellicott features convenient access to Buffalo Metro Rail and Bus stops, and Allentown dining and entertainment options. An ideal Buffalo location for a mixed-use development. Enjoy world-renowned art museums, spacious parks, legendary architecture, and professional sports—all without the trappings of mega-city costs, traffic, and inconvenience. Big city amenities with small town charm! The region's commercial and cultural center is the City of Buffalo, located in Erie County on the shores of Lake Erie and the Niagara River. beinbuffalo.com

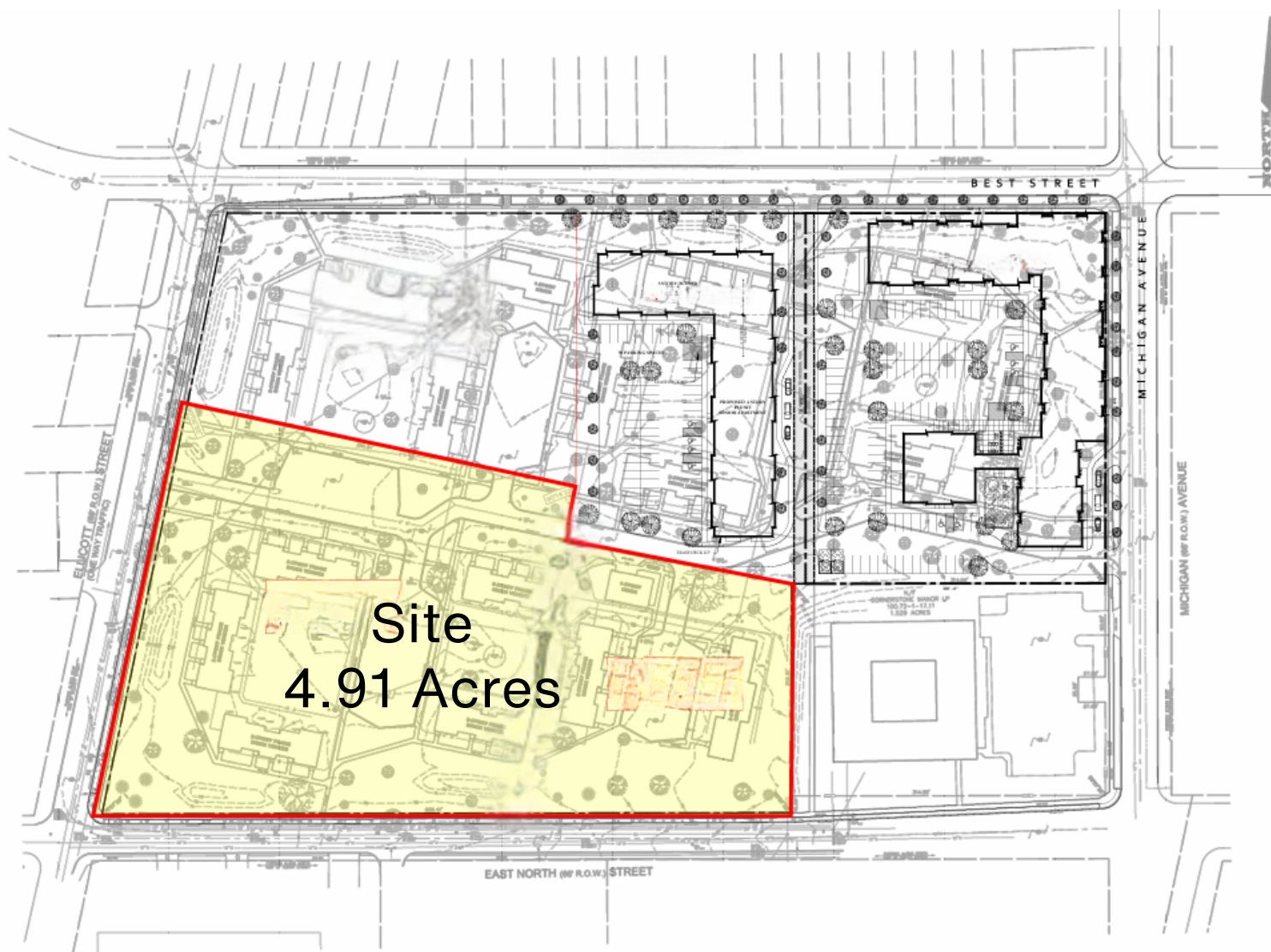


Location Highlights

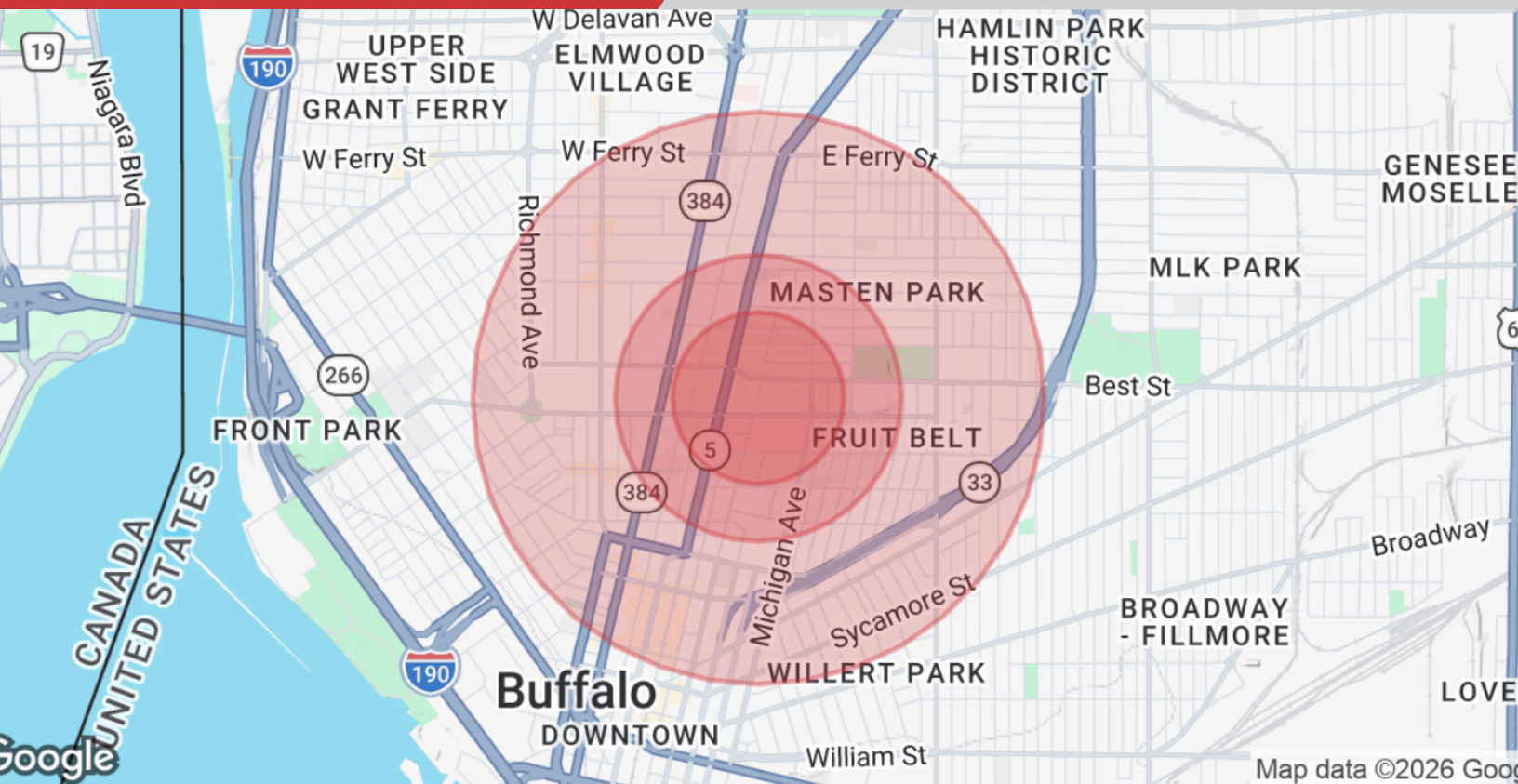
Proximity makes 903 Ellicott Street a destination for new developments seeking a synergistic relationship with the Buffalo Niagara Medical Campus. 903 Ellicott is less than 9 miles from the Buffalo Niagara International Airport, and is under 3 miles from major thoroughfares out of the City and towards the Peace Bridge into Canada.



Land Survey



Regional Demographics



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,271	5,436	25,794
Average Age	42	41	41
Average Age (Male)	41	41	40
Average Age (Female)	42	41	41
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	786	3,255	14,186
# of Persons per HH	1.6	1.7	1.8
Average HH Income	\$45,261	\$52,789	\$72,238
Average House Value	\$547,288	\$507,523	\$424,333

2020 American Community Survey (ACS)