

2.91 ± ACRES FOR SALE

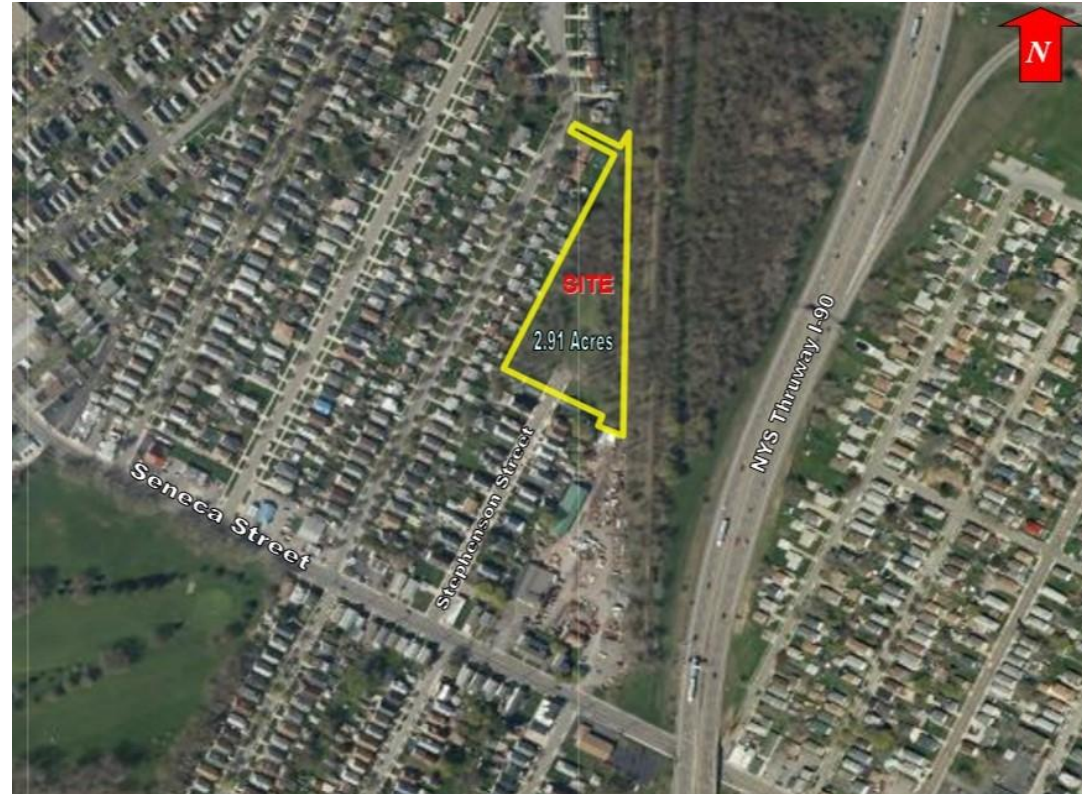
MULTI-FAMILY DEVELOPMENT OPPORTUNITY

BUILDING FEATURES

Lot Size	2.91 ± Acres
Zoning	R-50

Property Highlights

- 2.91 ± Acres available for sale
- Zoned multi-family
- Two points of access via Kirkwood Drive and Stephenson Street
- Electric and gas services are at street
- Sanitary sewer services provided at the property
- Easy access to major interstates, proximate to NYS Thruway I-90
- Nearby amenities include: restaurants, banks, schools, parks, retail, and more
- Ideal for: multi-family development



For more information, contact:

RICHARD J. SCHECHTER
 Associate Real Estate Broker
 716.852.7500 x102 - office
rschechter@pyramidbrokerage.com

RICHARD RYALL LEDYARD
 Real Estate Salesperson
 716.852.7500 x113
rledyard@pyramidbrokerage.com

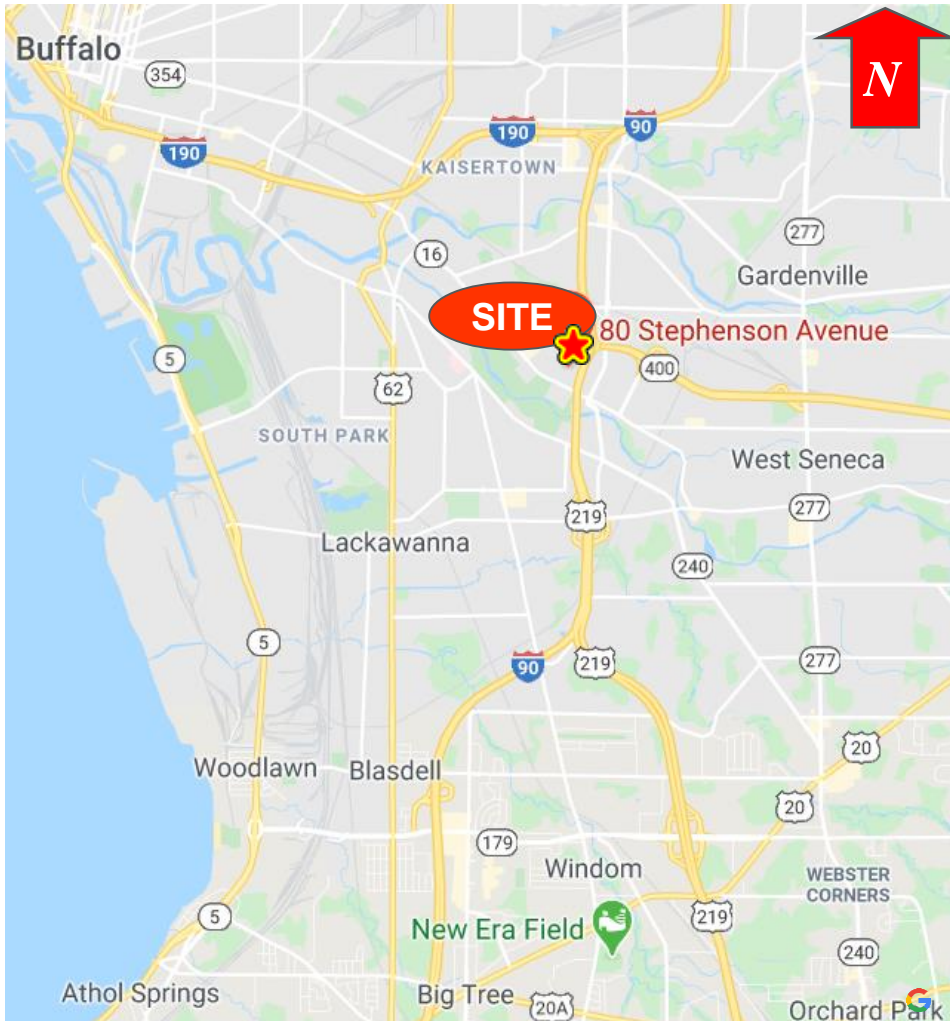
14 Lafayette Square, Suite 1900
 Buffalo, New York 14203
 phone: +1 716 852-7500

pyramidbrokerage.com

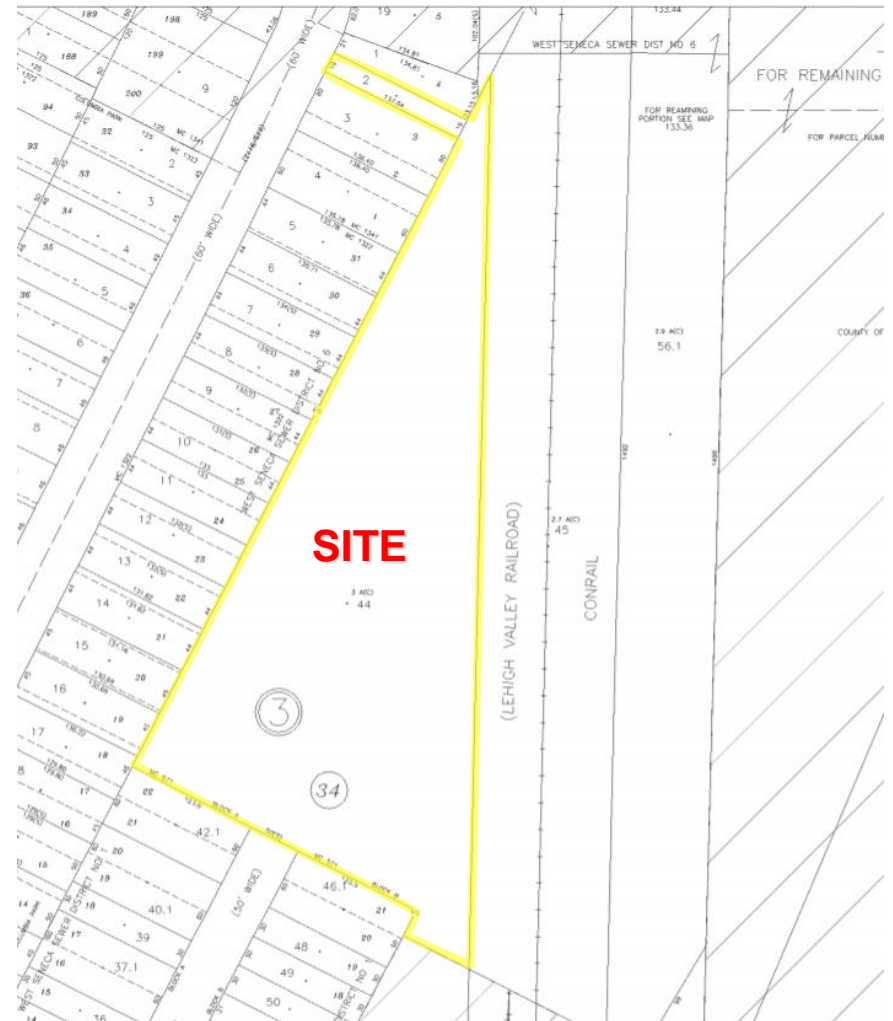
DEMOGRAPHIC	1 MILE	3 MILE	5 MILE
Population	15,468	93,211	209,429
Average Household Income	\$66,688	\$60,212	\$59,144



FOR SALE
80 Stephenson Street
West Seneca, New York



Location Map



Tax Map