



Connecticut St Buffalo NY

Multi-parcel

Buffalo NY



Lines used for estimated parcel boundaries - visual representations only, not official.

PROPERTY DESCRIPTION

This offering comprises five same street parcels, some contiguous in Buffalo's resurgent Connecticut Street corridor, immediately adjacent to D'Youville University and minutes from Downtown Buffalo.

The assemblage combines three urban infill land parcels, a fully built 2-unit duplex, and a former restaurant property, creating a rare opportunity to control part of a mixed-use micro-block in the path of institutional and private development.



300, 302, 304, 309, 311-313 Connecticut - Price \$1,500,000



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All parcels are zoned N-2C (Mixed-Use Center)

The N-2C zone is designed to facilitate mixed-use, walkable centers in Buffalo's most compact neighborhoods.

The N-2C designation is one of the most development-friendly zones in the Green Code, permitting a wide range of building types and uses.

Permitted building types include Commercial Blocks, Shopfront Houses, Stacked Units, Attached Houses, Carriage Houses, and Civic Buildings.

Allowed principal uses encompass residential (single-unit, double-unit, and multiple-unit dwellings), retail and service establishments, restaurants, taverns, professional offices, and a variety of other commercial activities.

Key development parameters for the N-2C zone include building heights of up to 4 stories (with potential for 5 stories on certain corridors), maximum building coverage of 90%, no minimum parking requirements, and no maximum residential density.

This flexible zoning framework makes the assembled portfolio especially attractive for ground-up mixed-use development, adaptive reuse, or phased redevelopment strategies.

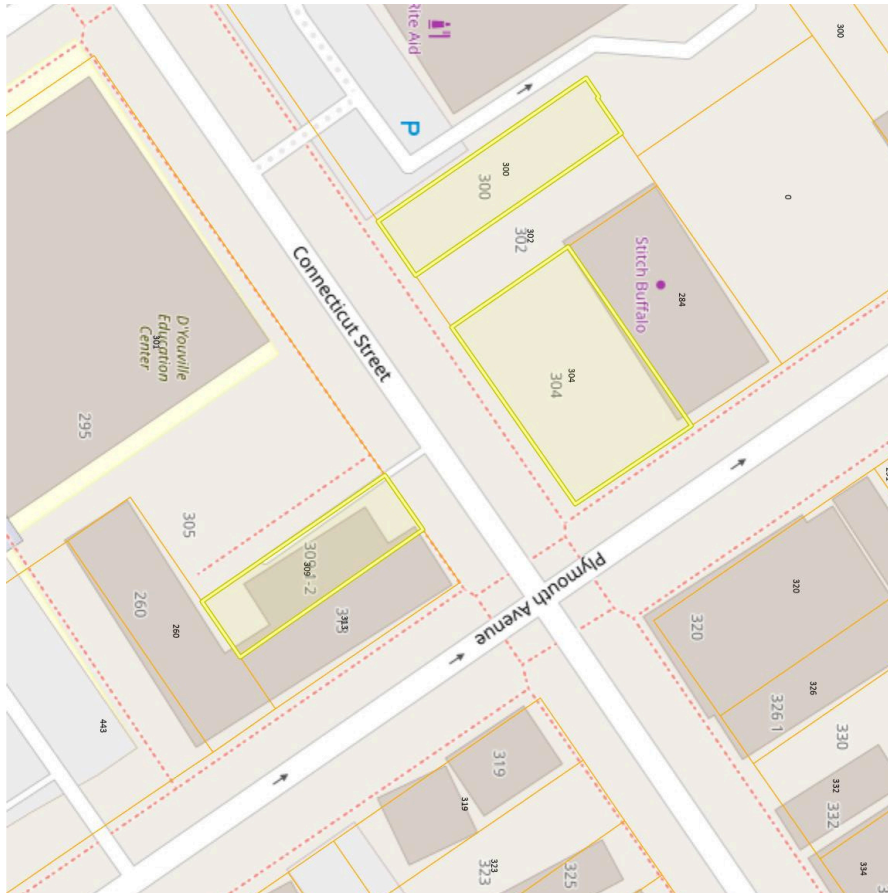


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Aerial View



******Opportunity exists for strategic repositioning, income layering, and creative redevelopment.
A high-flexibility property designed for the investor who sees opportunity based on location.***

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Location Advantages

Connecticut Street corridor visibility — a well-traveled commercial street with bus transit and strong foot traffic

Proximity to Peace Bridge / Canadian border — international traffic and commerce

Contiguous assemblage — five lots together is rare and gives a developer scale that's hard to replicate on this corridor

Proximity to D'Youville University (Expanding Anchor Institution)

D'Youville's campus is located on the Lower West Side of Buffalo, just blocks from the parcels.

D'Youville University is in major growth mode:

\$30 million renovation of 285 Delaware Avenue into its new College of Osteopathic Medicine, with the first class targeted for Fall 2026.

Student housing is already at 95% capacity, driven by expansion to 21 NCAA Division II athletic programs.

This growing student population creates demand for housing, food, retail, and services right in the portfolio's backyard.

Thriving Five Points Neighborhood The nearby Five Points neighborhood has become home to a diverse range of small businesses, restaurants, and artisans — including James Beard-nominated chefs, bakeries, cafés, and wine shops.

Adjacent to the D'Youville Education Center (visible in aerial photos)

284 Connecticut Street — an Ellicott Development retail property directly adjacent, offering over 10,000 square feet at \$14.95/SF

Included Parcels:

300, 302, 304, 309 and 313 Connecticut, Buffalo NY



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Zoning info and taxes

313 Connecticut
Municipality: City of Buffalo
Sewer- 299.49
City- 1,848.14
School- 1,308.60
County-\$990.69
30x100' parcel with building
C- Bar
Zoned: N-2C (Mixed-Use Center)
Number
313
Street
CONNECTICUT
Current Zoning
N-2C (Mixed-Use Center)
Previous Zoning
N-2C

309 Connecticut
Municipality: City of Buffalo
Sewer-281.75
City-874.70
School- 539.16
County-\$716.60
30x100' R - 2 family
Zoned: N-2C (Mixed-Use Center)
Number
309
Street
CONNECTICUT
Current Zoning
N-2C (Mixed-Use Center)
Previous Zoning
N-2C

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300 Connecticut
Municipality: City of Buffalo
Sewer- 31.68
City-196.60
School 122.48
County \$134.51
30'x116' B Vacant Commercial Lot
Zoned: N-2C (Mixed-Use Center)
Number
300
Street
CONNECTICUT
Current Zoning
N-2C (Mixed-Use Center)
Previous Zoning
N-2C

302 Connecticut
Municipality: City of Buffalo
Sewer 29.47
City 182.91
School- 113.94
County \$74.96
28x 116 - B Vacant Commercial Lot

Zoned: N-2C (Mixed-Use Center)
Number
302
Street
CONNECTICUT
Current Zoning
N-2C (Mixed-Use Center)
Previous Zoning
N-2C

304 Connecticut
Municipality: City of Buffalo
Sewer-50.64
City- 314.24
School -195.76
County \$128.79
100x66.5' B Vacant Lot

Zoned: N-2C (Mixed-Use Center)
Number
304
Street
CONNECTICUT
Current Zoning
N-2C (Mixed-Use Center)
Previous Zoning
N-2C



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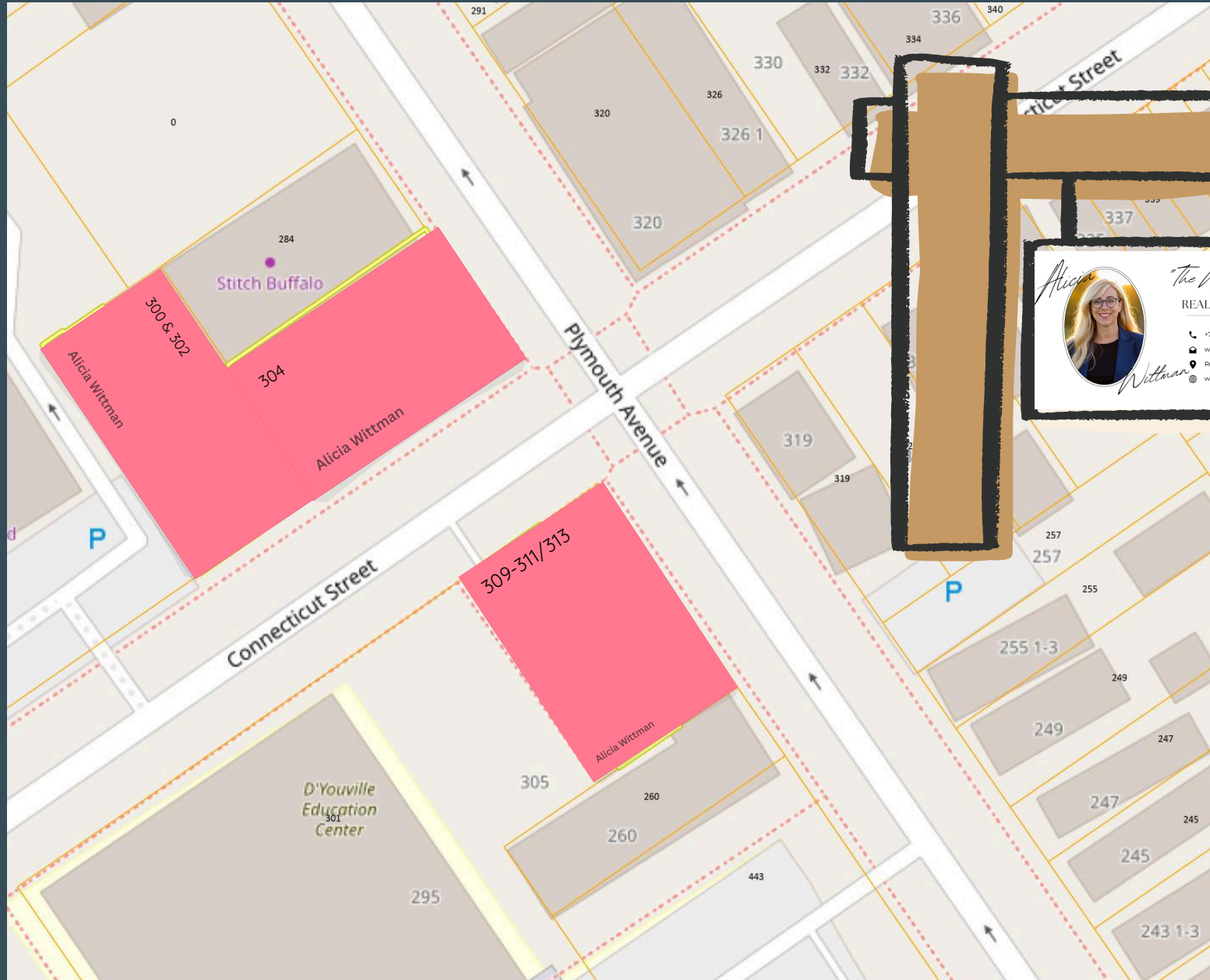
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