

# FOR SALE

## Unique Village of Williamsville Redevelopment Opportunity!

26 and 34/42 W. Spring Street | Williamsville, NY 14221

**PROPERTIES ARE BEING SOLD AS ONE ASSEMBLAGE**



PRICE  
**\$2,275,000**



TOTAL BUILDING AREA  
**26,085 SF**



TOTAL LAND AREA  
**1.46 ACRES**

### 26 W. SPRING STREET



CONCEPTUAL RENDERING



11,140 SF EXISTING BUILDING

### HIGHLIGHTS

- Fully designed & approved multi-family conversion.
- Eight (8) units:
  - (6) townhome style and two (2) apartment style.
- Amherst IDA inducement in place:
  - 10-year PILOT
  - Sales and mortgage tax exemption.

### 34/42 W. SPRING STREET



CONCEPTUAL RENDERING



14,945 SF EXISTING BUILDING

### HIGHLIGHTS

- Original home of Williamsville Brewing Company circa 1884.
- Location historically known as "Brewery Hill".
- Features include historic stone vaults & exposed wooden trusses.
- Approved site plan from Village of Williamsville.
- Local historic landmark designation.

Contact: Margaret Tuerk, *Director of Leasing* 716.633.2096 | [mtuerk@iskalo.com](mailto:mtuerk@iskalo.com) | [iskalo.com](http://iskalo.com)  
Harbinger Square, 5166 Main Street, Williamsville, NY 14221



# SITE PLAN (Fully Approved)

26 and 34/42 W. Spring Street | Williamsville, NY



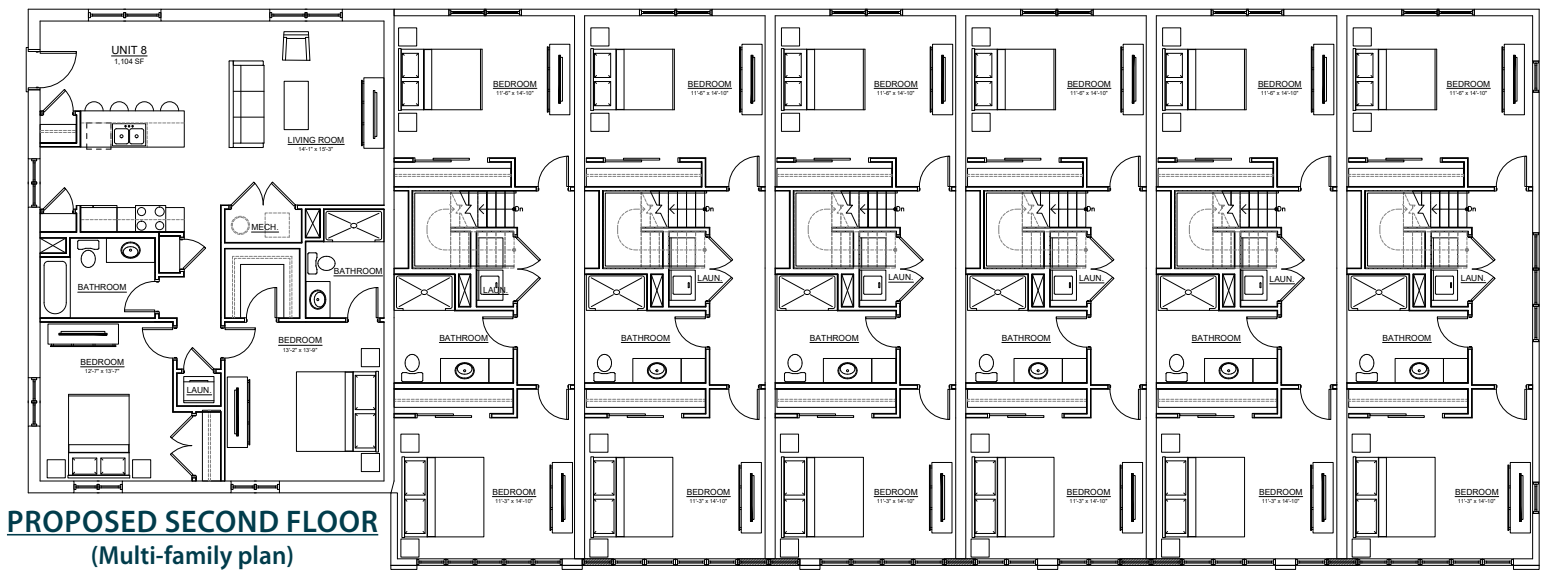
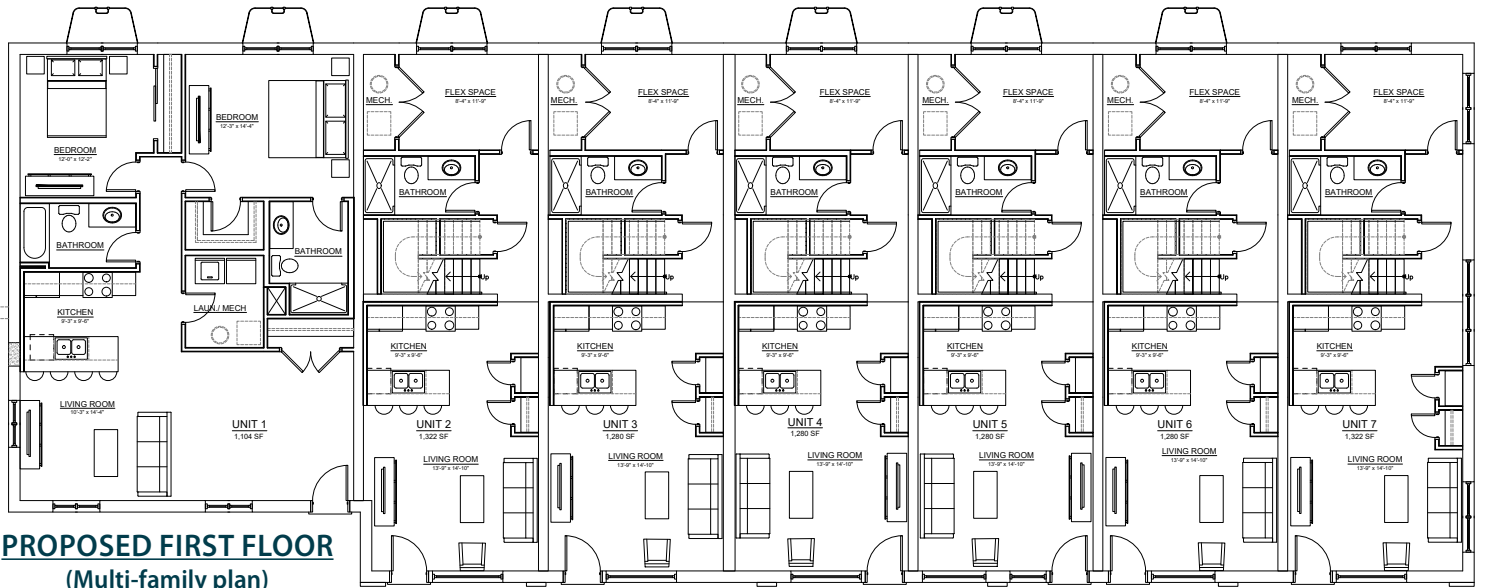
## Walkable Village Location

Located One Block from Main Street in the Heart of the Village of Williamsville, NY



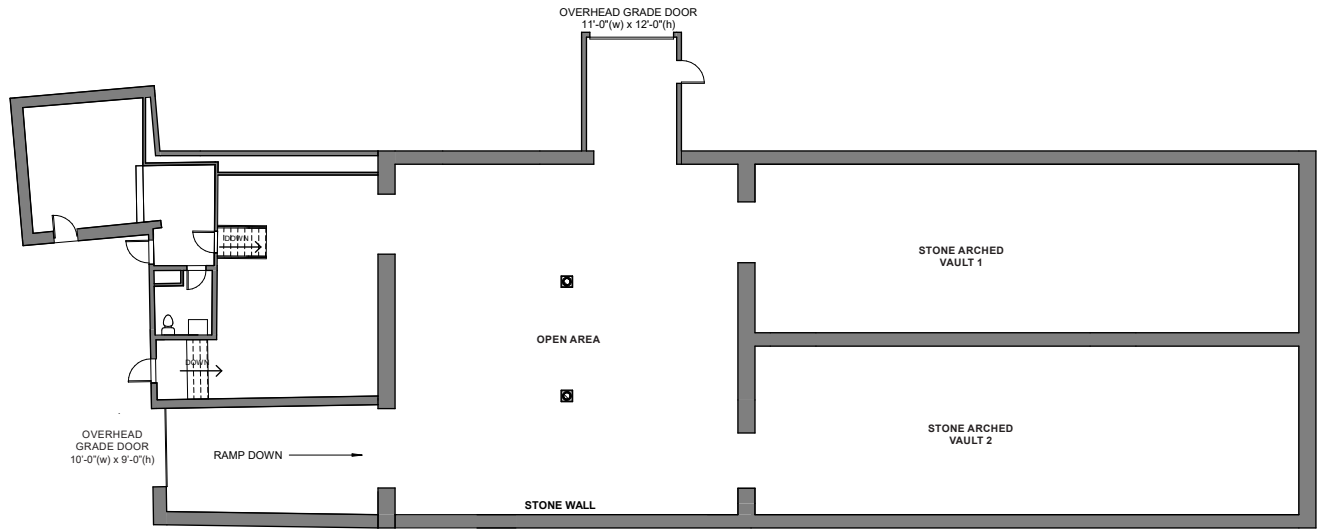
# RENDERING & FLOOR PLANS (Approved Conversion to Multi-family)

26 W. Spring Street | Williamsville, NY



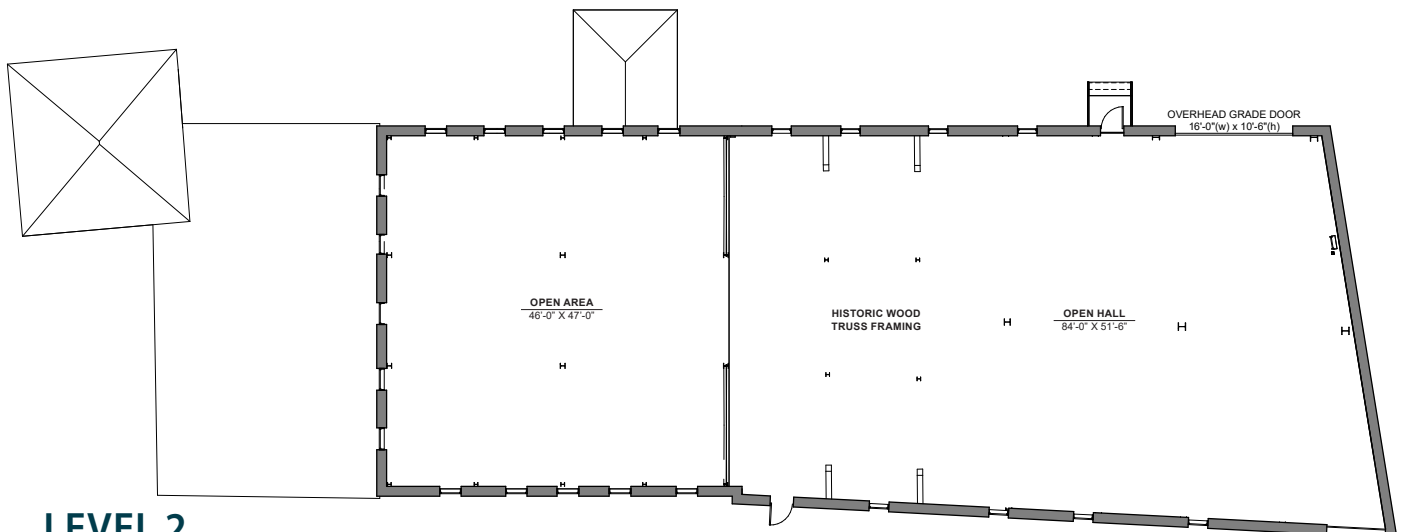
# RENDERING & FLOOR PLANS

34/42 W. Spring Street | Williamsville, NY



## LEVEL 1

EXISTING FLOOR PLAN



## LEVEL 2

EXISTING FLOOR PLAN