

# FOR SALE

PRIME 1.59 ACRE DEVELOPMENT SITE

## Corner of Main & Garrison

Located in the Heart of the Village of Williamsville, NY

5775 Main Street | Williamsville, NY

PRICE: \$2,995,000



### Property Highlights:

- Prime corner 1.59 acre signalized intersection development site.
- Largest undeveloped land parcel available on Main Street in the Village of Williamsville.
- Easy access – at prominent intersection of major north-south and east-west thoroughfares.
- Proximity to Interstate 90, I-290, and Buffalo Niagara International Airport.
- Average daily traffic count of 34,291 vehicles.
- Village “Mixed-use” Zoning District

Iskalo Development Corp.  
Harbinger Square, 5166 Main Street, Williamsville, NY 14221 | 716.633.2096 | iskalo.com



# SITE OVERVIEW

5775 Main Street | Williamsville, NY

## A rare opportunity to acquire the most desirable development site in the Village of Williamsville!

The historic Village of Williamsville, with its rich architectural heritage and natural beauty, is also the preeminent commercial district in Western New York with a variety of high-end retail shops including national brands such as Talbots and Chico's, as well as restaurants, spas and medical services. Linked by the Main Street corridor running through the Town of Amherst, Village of Williamsville and the neighboring Town of Clarence, these communities represent the largest concentration of affluent households in the Western New York region.

The large 1.59 acre parcel is situated on the signalized southeast corner of Main Street and Garrison/Evans Road. The intersection serves as an important east-west | north-south connector and offers a direct route to Buffalo Niagara International Airport. The parcel is zoned "Mixed-Use" making it ideal for multi-story, mixed-use development.

