

# 117 French Rd – West Seneca, NY 14224

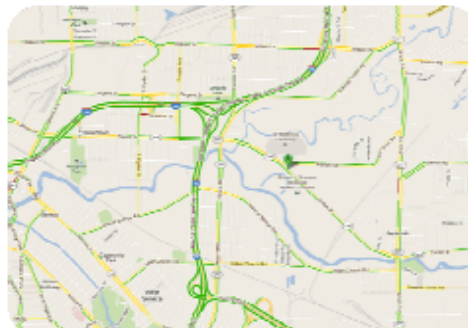
## Development Ready 2+/- Acres

West Seneca development ready site with approximately 550 foot of frontage on Clinton Street just at the southeast corner of French Road and Clinton Street with potential for ingress and egress designed for access from both major thoroughfares. Development site with excellent multistory residential opportunity with rezoning to R-50 multiple family designation.



Zoned R-100A Residential  
Development Ready  
No State or Federal Wetlands  
Green Space 4+ Acres

Visit Us On the Web...



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### *Excellent Location & Visibility*

550' Clinton Street  
Frontage

140' French Rd  
Frontage

2.5 Miles to the  
Interstate 90

1.5 Miles to Union  
Road

.7 Miles to Harlem  
Road

.4 Miles to the  
Stransky Memorial  
Athletic Complex

11 Minutes to  
Downtown Buffalo

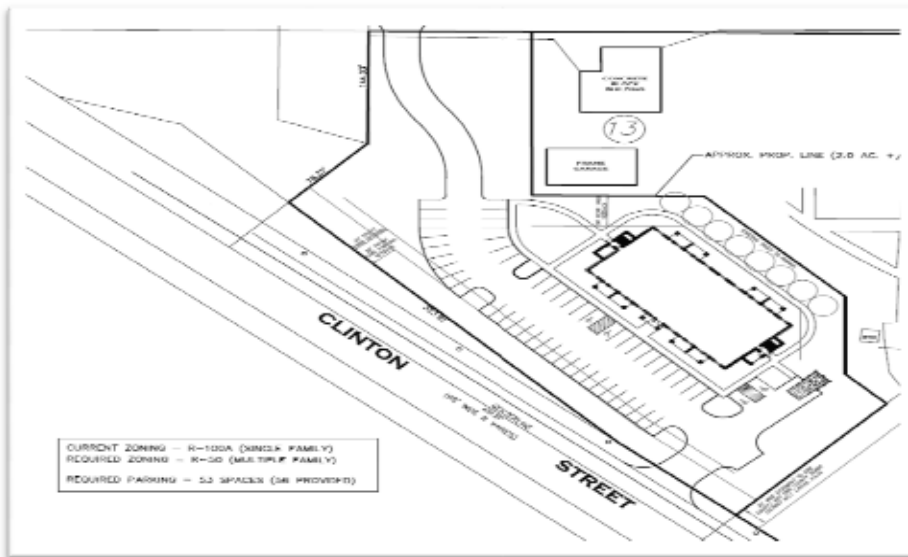
### *Traffic Counts*

4,841 vehicles daily on  
French Road

14,971 vehicles daily  
on Clinton Street

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Residential R-100A Zoning - 2+/- Acres



## Opportunities & Assets

24 Unit Apartment Complex

25,000± SF Building

Cross Connection

Utility Infrastructure Proximity

56 Parking Spaces

Additional Green Space with Mature Trees

