

11580 Walden Ave.

Alden, New York 14004

A rare opportunity to purchase 150 acres from Erie County in the town of Alden, New York. The property was once home to the Erie County Home and Infirmary with the campus dating back to 1928 with multiple buildings on the sprawling campus. Situated approximately 10 miles from I-90/NYS Thruway, the property offers a variety of potential redevelopment uses including multifamily, residential, last mile distribution, solar, and manufacturing. The offering includes the following breakdown:

- + 152± AC with multiple distinct sections
 - 94 AC (estimated) of 'usable' land
 - 38 AC (estimated) of wetland/floodplain restrictions
 - Excludes the pump station on-site, to be retained by Erie County
- + Multiple buildings on site totaling approximately 640,000 SF
 - 414,000± SF in 3 buildings in main "spine" (100,000 SF/each)
 - 98,164 SF in 2 adjacent buildings (29,000 SF and 68,000 SF)
 - 116,000 SF in auxiliary structures

No minimum bid, offers are encouraged.

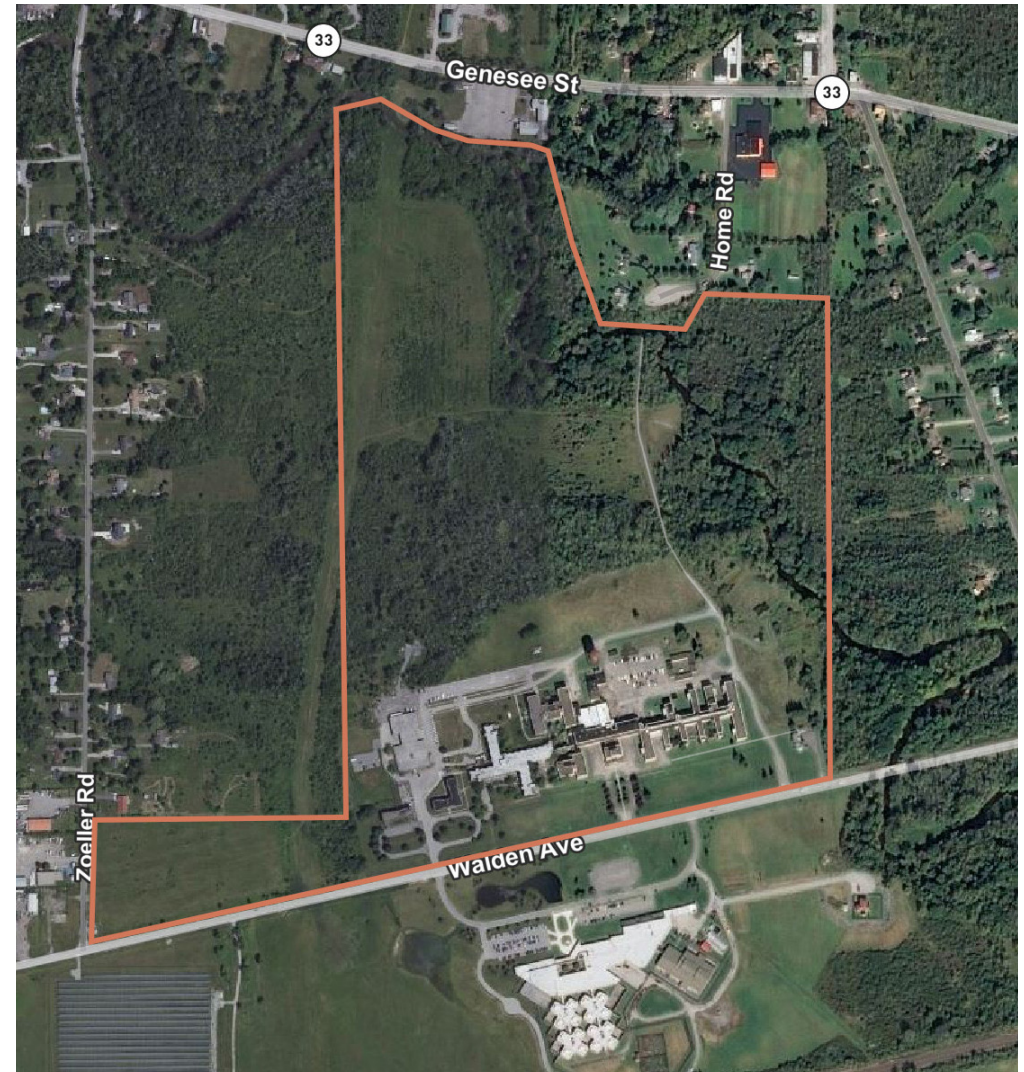
Contact Us

Lida Eberz

Lic. Real Estate Salesperson

+1 716 855 3700 x 8708

lida.eberz@cbre-buffalo.com



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Alden, New York 14004

For Sale

Area Information

- + 3,360' of frontage along Walden Avenue
- + 6,510 AADT along Walden Avenue
- + Approx. 9 miles to Exit 49 (Depew/Lockport) and approx. 11 miles to Exit 48A (Pembroke)
- + Situated at the mid-point between Buffalo and Batavia
- + Nearby businesses include: Cintas, Integer Holdings/ Greatbatch Medical, R.J. Watson Inc., Oetiker, Sealing Devices Inc., Cascades Containerboard Packaging, Amazon, and Try-It Distributing.
- + Within 3 miles of both Fox Valley Golf Club and Buffalo Tournament Club
- + Erie County Correctional Facility & Wende Correctional Facility nearby

| Area Demographics | 5 min. | 10 min. | 15 min. |
|-----------------------|----------|----------|----------|
| Total Population | 3,588 | 33,378 | 109,726 |
| Avg. Household Income | \$97,990 | \$89,410 | \$94,152 |



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