



MLS#: **S1399994** **Lots, Land, Farms, and Seasonal/Camps**

**A-Active**

**L10 McKinley Pkwy W**

List Price: **\$289,000**

County: **Erie** Zip: **14075**  
Town/City: **Hamburg** Pstl City: **Buffalo**  
Area #: **Hamburg-144889**

LP/SF:  
Acres: **7.30**  
Cross St: **Soda Pkwy**

Subdivision:  
TxMap#: **144889-171-110-0002-010-000**  
City Nghbrhd:  
School Dist: **Frontier**  
High School:  
Middle School:  
Elem School:

Lot Front: **469**  
Lot Depth: **845**  
Lot Shape:  
Lot #: **10**  
SqFt:  
# Photo: **9**

**New Listing**

**General Information**

Type: **Residential** Improvement:  
Topography: **Level, Scenic**  
Road Ft/Desc: **City** Buildings: **None**  
Zoning: Milk Mkt: # Horse Stls: **0**  
Land Feat: **Wooded**  
Addl Rooms:  
Bedrooms: Baths: Stories: Rooms:  
On Wtrfrnt: **No** Island Name: Footage:  
Name: Timber Rgts Rsv: **No** Rip Rgts: **No**  
GOM Rts Rsv: **No**  
Public Remarks: **Choice location along McKinley Parkway. This large acreage site could be an ideal setting for a small residential development or an estate sized setting for a single home. Full utilities available! Buy today and build later. Located just minutes from downtown. Mostly level and wooded.**

Unbranded VT:  
Aerial Drone Video:  
Virtual Tour 3D:

Directions: **Route 20 to Mckinley Parkway South, between 4724 and 4810 McKinley Parkway.**

**Residence Information**

Style of Res: Garage:  
Exterior Cnstr:  
BR 1st Flr: BR 2nd Flr: BR 3rd Flr: **0** BR Basement: **0**  
FB 1st Flr: FB 2nd Flr: FB 3rd Flr: **0** FB Basement: **0**  
HB 1st Flr: HB 2nd Flr: HB 3rd Flr: **0** HB Basement: **0**  
Kitchen:  
Basement:  
Floor:  
Attic: Roof Desc:  
Addl Rooms:  
Interior Feat:  
Exterior Feat:  
Appliances:  
Accessibility:  
Foundation:  
Emerg Backup:  
ENERGY STAR  
Qualified@:  
# Fireplace: **0** # Artificial: **0** # Gas: **0** # Pellet: **0**  
# Wood Burning: **0** # Wood Stove: **0** # Coal: **0** # Other: **0**  
# Freestanding: **0** # Not to Code: **0**

**Utilities Information**

Utis on Site: **Electric, Gas, Water**  
HVAC Type: Waste Disp: **Sewer Available**  
Utis Avail: **Electric, Gas, Water**  
Heating Fuel: Water Htr Fuel:  
Water Supply: **Public**  
Type of Well: **None** Well Location:

**Miscellaneous Information**

Avail Docs: **Other - See Remarks**  
Dev Status: **Raw Land**  
Soil: Restrictions:  
Seller Provides:  
Conditions: **Other - See Remarks**  
Seller Stake in Lnd: Addl Site Data: **Uncapped Nat Gas Well**  
Driveway Desc: **None**  
Possible Uses: **Commercial, Office Building, Other - See Remarks**  
Lot Information: **City or Village**  
# Crop Acres: **0.0000** # Timber Acres: **0.0000** # Wooded Acres: **0.0000**

# Tillable Acres: **0.0000**

# Pasture Acres: **0.0000**

**Financial Information**

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Type of Sale: **Normal**  
Tax Info:  
Town/Cnty Tax: **\$1,141**  
Closed Date:

Annl Spc Assess: **\$0**  
Assess Val: **\$36,500**  
City/Vil Tax: **\$0**  
Sales Price:

Lot Rent:  
School Tax: **\$1,101**  
Total Taxes: **\$2,242**  
DOM: **0**

MLS#: **S1399994**

Brett Ransford  
Not Licensed

Canaan Realty  
8645 E. Seneca TNPK Manlius, NY 13104

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