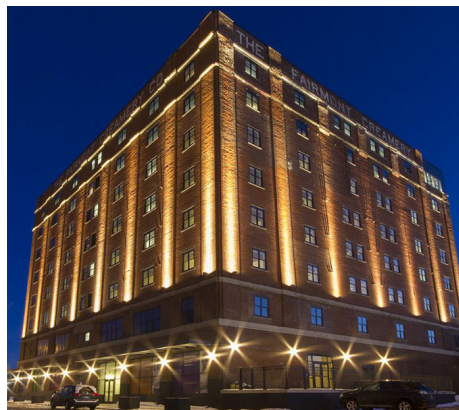


THE FAIRMONT

199 Scott Street Buffalo, NY 14203



PROPERTY FEATURES:

30 apartment units on floors 3-5

Price range \$725-\$2,095

725 to 1850 square feet, with studio, 1-, 2-, & 3- bedroom configurations

Originally built for The Fairmont Creamery as a cold storage facility

Polished concrete flooring areas, units with brick/carpet/tile floors

Exposed brick, beams, and columns

Bistro-style kitchens with breakfast bar

Closets: entry/pantry/linen

Washer/dryer in unit

HVAC with temp control - central air

24 hour maintenance

Utilities included: water/garbage

Pets welcome

On site gated parking

Smoke Free

IN THE NEIGHBORHOOD:

Surrounding Restaurants & Entertainment:

- Cobblestone District
- Canalside
- Outer Harbor

Grocery Shopping:

- Grab & Go Shop (2 minutes)
- ESB Trading Company (4 minutes)
- Wegmans Amherst Street (15 minutes)
- Wegmans delivery (order online)

Gym:

- Ellicott Square Fitness

Tenant Discounts:

- **Ask about the Ellicott Elite program**

**Additional photos, floor plans, and more about Ellicott Developments properties - available online*