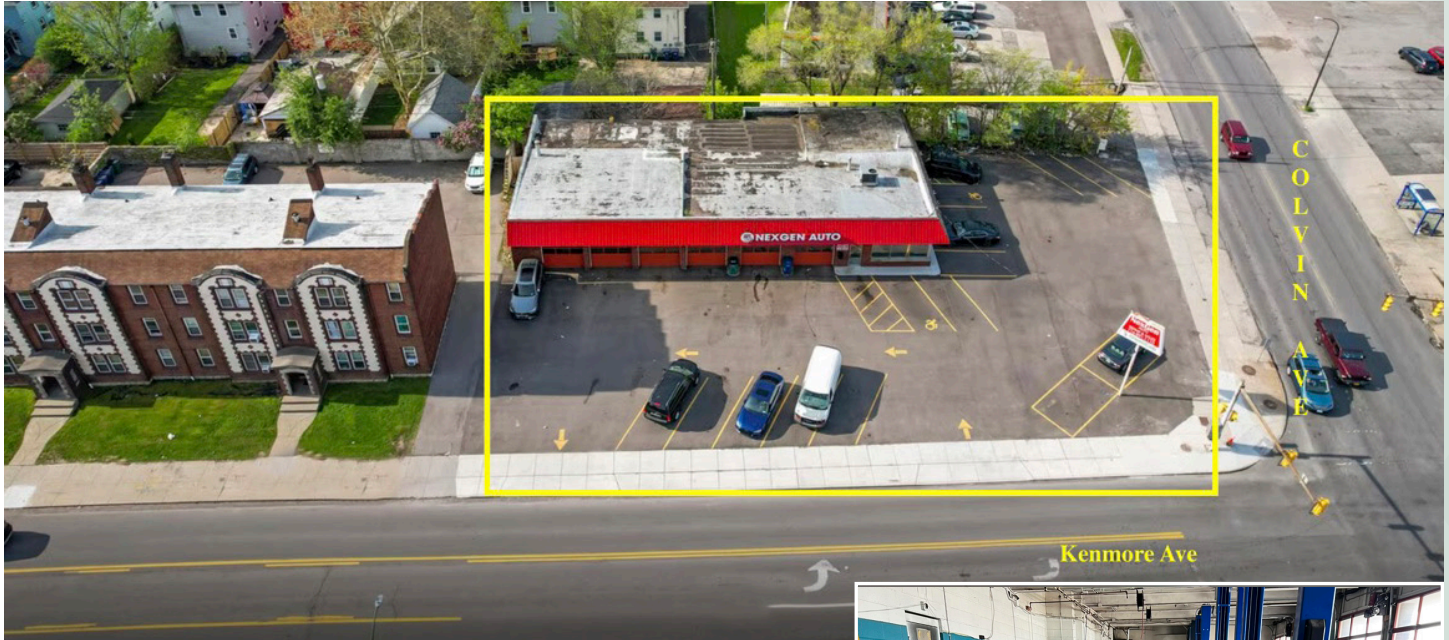


# FOR SALE

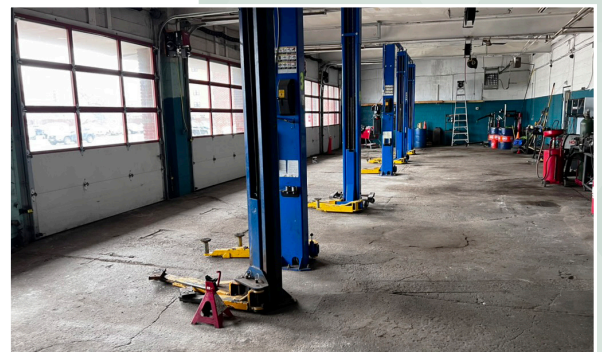
## 4,900 SF Auto Repair Shop

1082 Kenmore Ave, Buffalo, NY 14216



### PROPERTY HIGHLIGHTS:

- Site cleanup completed in 2019 with DEC closure letter
- 6 bays (door updated in 2022)
- New parking lot and sidewalk
- (4) Two post automotive lifts
- 2 fully functional bathrooms, One newly renovated
- Can be delivered vacant upon closing
- Average daily traffic count ~27,700
- Corner lot
- N-3C (Mixed use center)
- Approx. 2,000 SF of storage
- List price \$699,000



### DEMOGRAPHICS:

	<u>2- Miles</u>	<u>5-Miles</u>
Population:	85,569	382,774
Households:	39,036	156,487
Average HH Income:	\$81,604	\$71,084



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

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