

FOR SALE

ABC Plaza

6597 - 6601 S Transit Rd, Lockport, NY 14094



PROPERTY BENEFITS

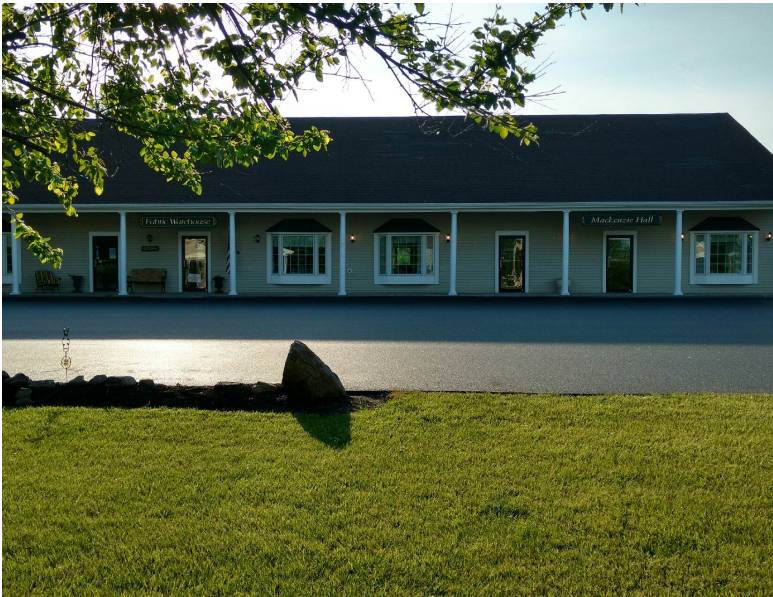
- **Generate consistent income with a property designed for long-term investment growth and portfolio diversification.**
- **17,000 sq. ft. combined into three buildings offers multiple revenue streams from ten rentable units and a ground lease provide stable cash flow and reduced vacancy risk.**
- **General Business (B-2) zoning allows for a diversified tenant base across office, retail and wholesale services.**
- **6 Acre lot offers future development potential, large parking area, or outdoor amenities adding value and flexibility for growth. Adjacent 9.65 Acres lot also available.**
- **Unlock additional income potential with (2) on-site residential units—ideal for owner occupancy, staff housing, or additional office space.**
- **[View Property Drone Video](#)**



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HANNA
COMMERCIAL REAL ESTATE
344 Delaware Ave, Suite 200, Buffalo, NY 14202

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William Heussler
Associate Real Estate Broker
D: 716.426.0601
WilliamHeussler@HannaCRE.com