

FOR SALE | 3665-3779 Lower Mountain Rd, Sanborn, NY 14132 120+ Acres. Endless Possibilities.



344 Delaware Ave, Suite 200, Buffalo, NY 14202

**HOWARD
HANNA**
REAL ESTATE SERVICES

2139 Grand Island Blvd, Grand Island, NY 14072

Emily Cornwell

Associate Real Estate Broker

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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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PROPERTY HIGHLIGHTS:

- 5000 SF of Retail, 5000 SF of Industrial, and a Single Family Home
- Subdivision Potential with Plans Available
- Seven Structures Totaling Significant Improved Area
- 40 on-site Car Parks
- 480V Three-Phase Electric, Natural Gas and Public Water
- Special-use Permits of Record for Sandblasting, Painting, Retail and Bulk Materials Storage
- 120+ Acres with Established Businesses and Equipment Available Separately or with the Real Property
- Cannabis License Accessible for Sale to the New Owner (not included in the sale)
- List Price \$2,500,000



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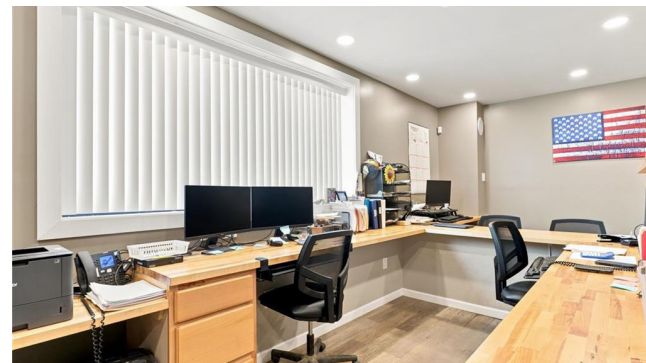
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