

# FOR SALE

## Retiring Owner Liquidating Auto Service Facility

9 S. Ogden Street, Buffalo, NY 14210



### PROPERTY HIGHLIGHTS

- Great Visibility and High Traffic Counts
- Two Separate Garage Areas
- 58' x 48' Service Area with Overhead Doors and Three Auto Lifts
- 45' x 23' Garage with Two Sets of Double Doors for Extra Service Space
- Ample Parking
- Additional Revenue of \$1,500 Per Year
- Some Advertising from a Lamar Billboard on the Premises
- Owner Financing Available
- List Price \$399,900



**HANNA**  
COMMERCIAL REAL ESTATE

344 Delaware Ave, Suite 200, Buffalo, NY 14202

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.



**Joseph Deck, SIOR**  
Associate Real Estate Broker

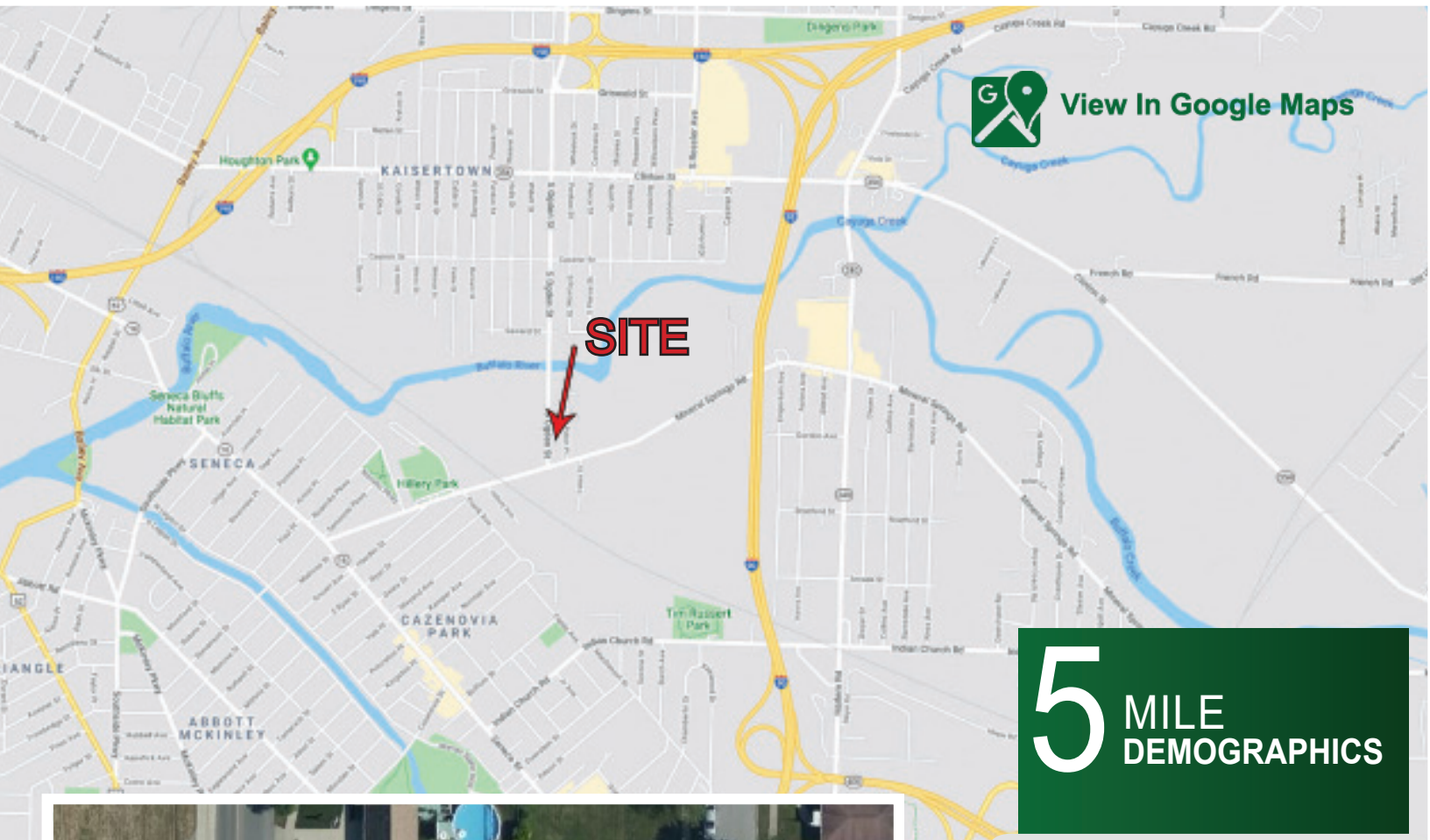
716.830.3325

JosephDeck@HannaCRE.com

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**5 MILE DEMOGRAPHICS**



**POPULATION**  
247,142



**DAY POPULATION**  
177,182



**HOUSEHOLDS**  
109,878



**AVERAGE HH INCOME**  
\$56,602



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