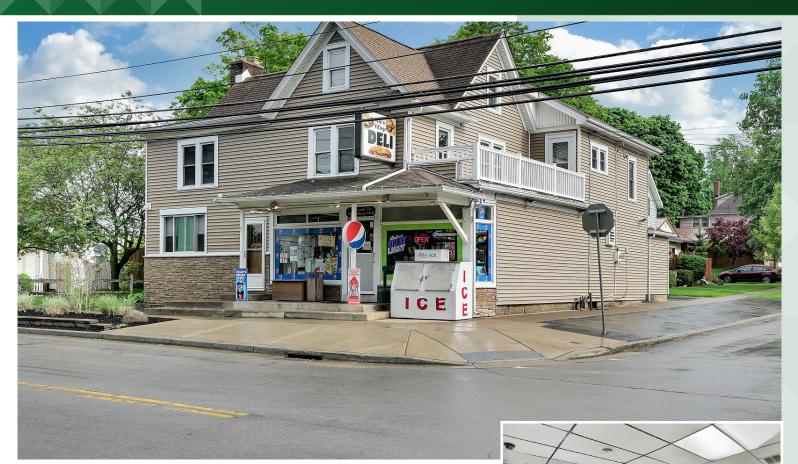
FOR SALE

Remarkable Business Opportunity!

83 John Street, Akron, NY 14001



PROPERTY HIGHLIGHTS

- Nic's Deli, a staple in the community, is in the heart of the Akron Village
- Walking distance to Akron Park, Akron Schools and Main Street. The deli is located in the middle of several businesses that utilize them for quick grab and go breakfasts and lunches with the convenience of household items
- · Plenty of traffic volume and foot traffic
- This building also offers a two-bedroom apartment and a one-bedroom apartment along with long term tenants
- Updates include siding, roof, boiler, central air (store only), electric, security system, windows, gas insert, and bathroom in two-bedroom apartment
- Plenty of parking for your customers and off-street parking for tenants with a garage





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Lynn McCarthy
Associate Real Estate Broker

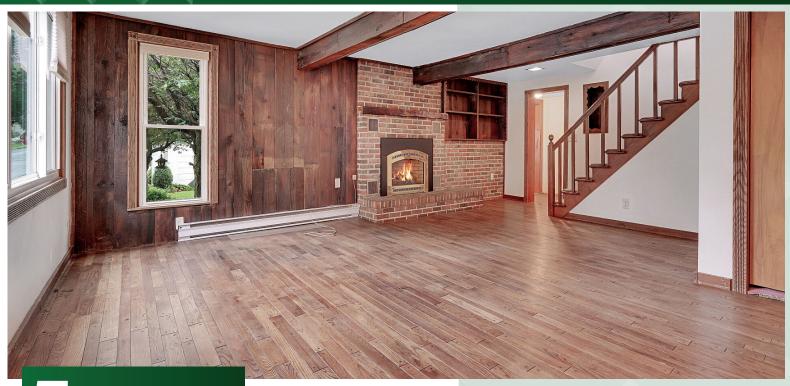




FOR SALE

Remarkable Business Opportunity!

83 John Street, Akron, NY 14001



5 MILE DEMOGRAPHICS



POPULATION 11,679



DAYTIME EMPLOYEES 4,942



HOUSEHOLDS 4,801



AVERAGE HH INCOME \$87,442











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.

ole resources, LMcCarthy@HannaCRE.com

Lynn McCarthy
Associate Real Estate Broker



Michael Schwartz
Real Estate Salesperson