

# 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



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.

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**5** MILE  
DEMOGRAPHICS



POPULATION  
11,679



DAYTIME EMPLOYEES  
4,942



HOUSEHOLDS  
4,801



AVERAGE HH  
INCOME  
\$87,442



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