FOR SALE

Development Site or Retail/Auto

3480 Clinton St, West Sencea, NY 14224 (Front Building 2028 Union Rd)



PROPERTY HIGHLIGHTS

- Almost half acre parcel for sale with two buildings on it (each approx. 2000SF)
- Can be used with existing buildings for retail, office and other commercial (both currently auto use)
- Possible development site on signalized corner with over 40,000 vehicles passing per day
- Buildings are well maintained and in good condition
- 165 ft + of frontage on Clinton St
- 104 ft + of frontage on Union Rd





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POPULATION 201,234



HOUSEHOLDS 87,494

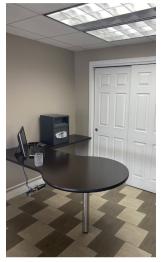


MEDIAN HH INCOME \$54,995



AVERAGE HH INCOME \$69,062









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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