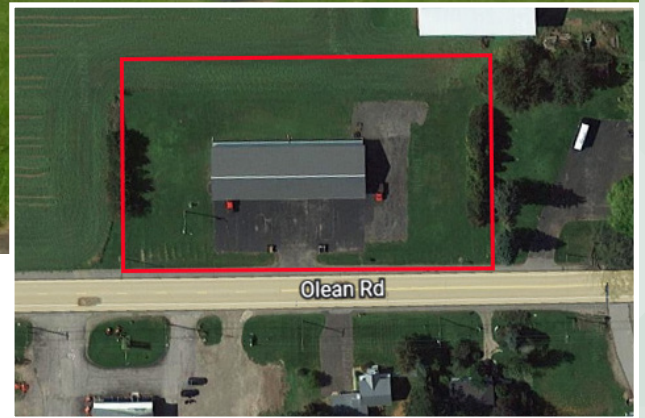


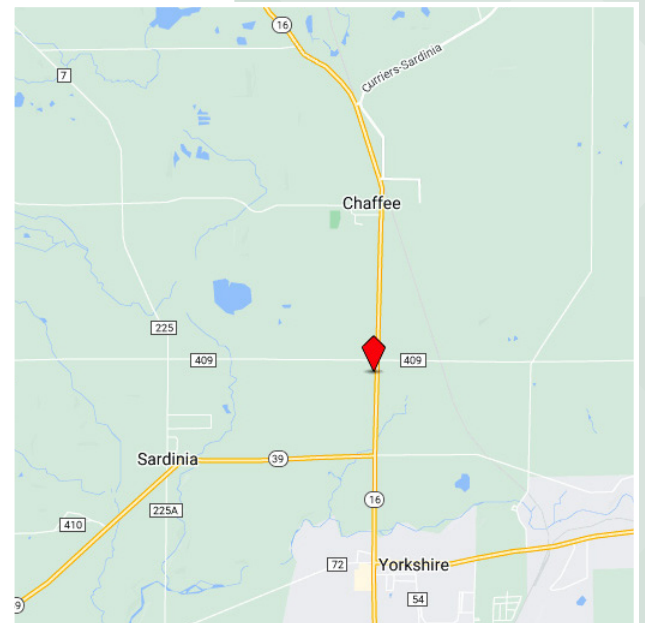
**FOR SALE**

**7,200 Sq. Ft. Commercial Building**  
12080 Olean Road, Chaffee, New York 14030



## **PROPERTY HIGHLIGHTS**

- 7,200 sq. ft. building 150' x 48'
- Clear span
- 10' x 8' roll up door
- 1.84 acre lot 400' x 200'
- Well maintained
- Ample parking
- Low cost municipal power
- Zoned Business - Light Industrial
- Perfect for retail, showroom or distribution



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.

**Gregory Zadrozny**  
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