

FOR SALE

8,640 Sq. Ft. Investment Property

1160 Tonawanda Street, Tonawanda, NY 14207



PROPERTY HIGHLIGHTS

- With 24 rooms total and at 85% occupancy, current annual NET return is over \$120,000.00
- Brand new sprinkler system- over a \$100,000 investment significantly reducing annual insurance costs
- Low Taxes
- Mostly updated windows, on-site laundry, common restrooms, full dry basement, updated electric, newer sewer line (2017), large parking lot, and garage
- First Floor can be rebuilt as a tavern (previous use), or additional income-producing first-floor retail, or units/rooms
- 19/24 rooms bring in over \$500/m each with room rates up to \$700/m
- Buy, hire management, or manage yourself and take home over 6-figures annually



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.

Emily Cornwell
Associate Real Estate Broker

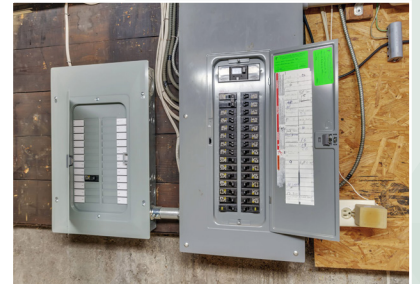
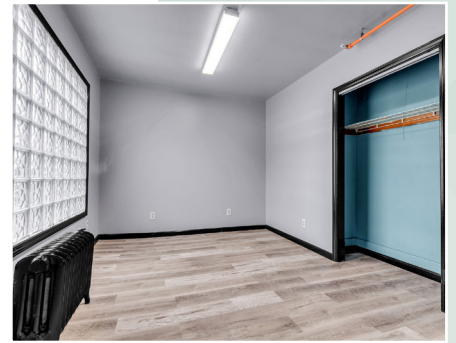
716.909.1375

Ecornwell@HannaCRE.com

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