



57 Main Street Village of Akron, NY

Retail / Office Building / For Sale

RENOVATED AND AVAILABLE FOR IMMEDIATE OCCUPANCY

BUILDING FEATURES	
Building Size	2,250 ± Sq. Ft.
Lot Size	29' x 111'
Zoning	CBD

Property Highlights

- Recently renovated retail / office building available for sale
- Located in the heart of the Village of Akron, NY Main Street Business District
- Renovated in 2017 with all new mechanicals, FHA heating and air conditioning, electrical, plumbing, etc.
- First floor approximately 1,800 ± Sq. Ft. featuring five (5) offices, break room, admin / reception, waiting area, two (2) lavatories
- Second floor approximately 450 ± Sq. Ft. featuring open office space with a separate lavatory
- Full basement
- Free municipal on-street parking at front door
- Many area amenities located nearby
- Ideal for: professional office, medical office, tax / insurance office, accounting office, real estate office, retail / restaurant conversion



DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Population	6,364	11,785	65,678
Average Household Income	\$80,151	\$84,928	\$109,398



BENEDICT J. BORRUSO / Associate Real Estate Broker / bborruso@pyramidbrokerage.com / +1 716 861 5090 - cell

14 Lafayette Square, Suite 1900
Buffalo, NY 14203
+1 716 852 7500

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.



57 Main Street Village of Akron, NY

Retail / Office Building / For Sale



Location Map



Village Map

BENEDICT J. BORRUSO / Associate Real Estate Broker / bborruso@pyramidbrokerage.com / +1 716 861 5090 - cell

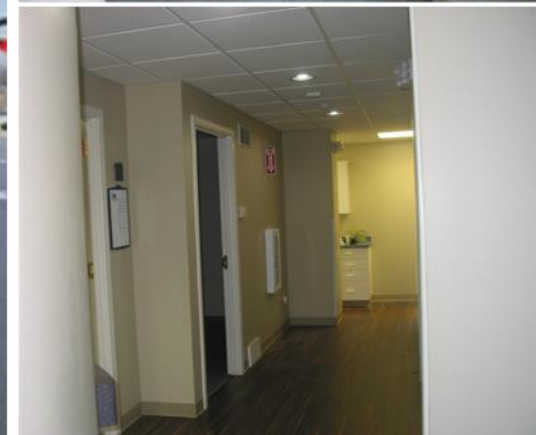
14 Lafayette Square, Suite 1900
Buffalo, NY 14203
+1 716 852 7500

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.



57 Main Street Village of Akron, NY

Retail / Office Building / For Sale



Property Photos

BENEDICT J. BORRUSO / Associate Real Estate Broker / bborruso@pyramidbrokerage.com / +1 716 861 5090 - cell

14 Lafayette Square, Suite 1900
Buffalo, NY 14203
+1 716 852 7500

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.