FOR SALE

Madenford Spring & Auto Repair 80 Water Street, Fredonia, New York 14063



4,888 sq. ft. Motor service auto and truck repair **Specializing in Springs and Suspensions**

PROPERTY HIGHLIGHTS

Main Service Area

- Main garage 1,960 sq. ft.
- · Three overhead doors
- Two post lifts 10,000 lbs. capacity
- · Waiting room with restroom
- Radiant heat 2013

Pole Barn

- 1,584 sq. ft. addition 2013
- 14 x 13 overhead door
- · Gas forced air heating

Miscellaneous

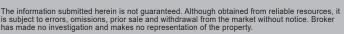
- · Power- 3 Phase 220 volts
- Approximately .62 acres
- · Located near Downtown Fredonia, NY
- Rental- Smash House \$500 per month
- Zoned C-1 General Business

*Business available for purchase





3674 Commerce Place, Hamburg, NY 14075



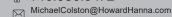
Scott Mason

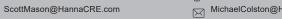
Real Estate Salesperson

716.856.7107 Ext 210

Michael Colston Real Estate Salesperson

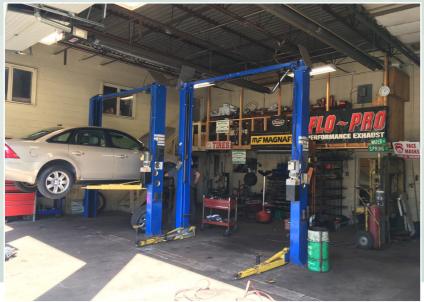
716.680.0472





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POPULATION 27,785



DAYTIME EMPLOYEES 13,484



HOUSEHOLDS 10,712



AVERAGE HH INCOME \$66,553





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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.

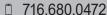
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MichaelColston@HowardHanna.com