

FOR SALE

Madenford Spring & Auto Repair

80 Water Street, Fredonia, New York 14063

**PRICE
REDUCED**



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**



344 Delaware Ave, Suite 200, Buffalo, NY 14202



3674 Commerce Place, Hamburg, NY 14075



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.

Scott Mason
Real Estate Salesperson

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Michael Colston
Real Estate Salesperson

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5 MILE DEMOGRAPHICS



POPULATION
27,785



DAYTIME EMPLOYEES
13,484



HOUSEHOLDS
10,712



AVERAGE HH INCOME
\$66,553



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