

**WEST SENECA REDEVELOPMENT OPPORTUNITY FOR SALE**

**DEVELOPMENT SITE FOR SALE**

**BUILDING FEATURES**

Total Building Size	13,882 ± Sq. Ft.
Lot Size	13.42 ± Acres
Zoning	C-1S

**Property Highlights**

- 13,882 ± Sq. Ft. 14-lane bowling alley available on a 13.42 ± acre development site
- Operating 14-lane bowling alley; in business over 70 years
- Approximately half the building was constructed in 2003
- Commercial zoning allows for a wide variety of commercial and residential uses.
- Minutes to Cheektowaga and City of Buffalo, NY
- Densely populated neighborhood
- Ideal for: multi-family or mixed-use development, retail, office, entertainment, nursery



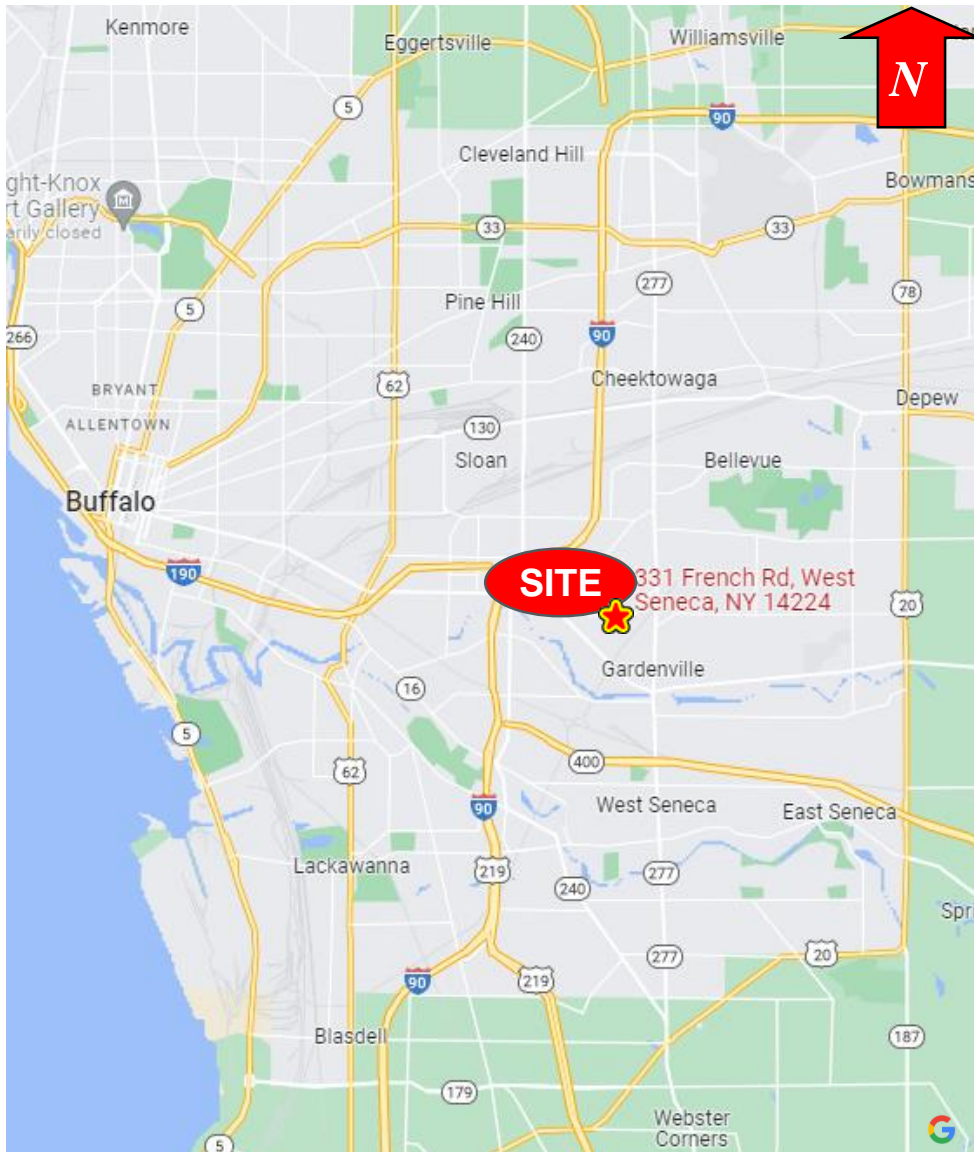
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	4,718	85,711	246,122
Average Household Income	\$66,133	\$67,031	\$63,742



For more information, contact:

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Location Map



Aerial



## Property Photos