

FOR SALE

HOCKEY OUTLET / FORMER SABRELAND

3385 Niagara Falls Boulevard, Wheatfield, NY

57,600 ± SQ. FT. OPPORTUNITY FOR SALE

HOCKEY OUTLET AVAILABLE FOR SALE

FEATURES:

- 57,500 ± Sq. Ft. freestanding metal frame insulated clear span building
- Situated on 35 ± acres of undeveloped land with immense potential for expansion and / or redevelopment
- Currently used as a recreational ice rink with two (2) ice pads, ten (10) locker rooms, restrooms, bar / refreshments stand, bleachers, enclosed spectator room, and proshop
- All utilities on-site
- Clear heights: 16 – 24' to clear, 11 – 20' to beam

FREESTANDING DEVELOPMENT OPPORTUNITY

FORMER SABRELAND

57,500 ± Sq. Ft. Insulated Clear Span Building on 35.0 ± Acres



LOCATION NOTES:

- Well located with easy access to all of Western New York including Amherst, North Tonawanda, Tonawanda, and Niagara Falls
- Just a twenty (20) minute drive to the USA / Canadian border
- Minutes to NYS Thruways I-290, I-190, I-90
- Niagara Falls Boulevard location with many area amenities nearby including area retail, restaurants, Walmart Supercenter, grocery stores, fast food, and more
- Ideal for: recreational use, refrigerated storage, self storage, building supply, residential development, light manufacturing, commercial development, distribution

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	TRAFFIC COUNTS	AADT
Population	3,896	34,968	91,612	Niagara Falls Blvd.	21,879
Average Household Income	\$120,434	\$99,243	\$91,495		

2,705
Total Businesses
Within 5 Miles

91,612
Total Residential Population
Within 5 Miles

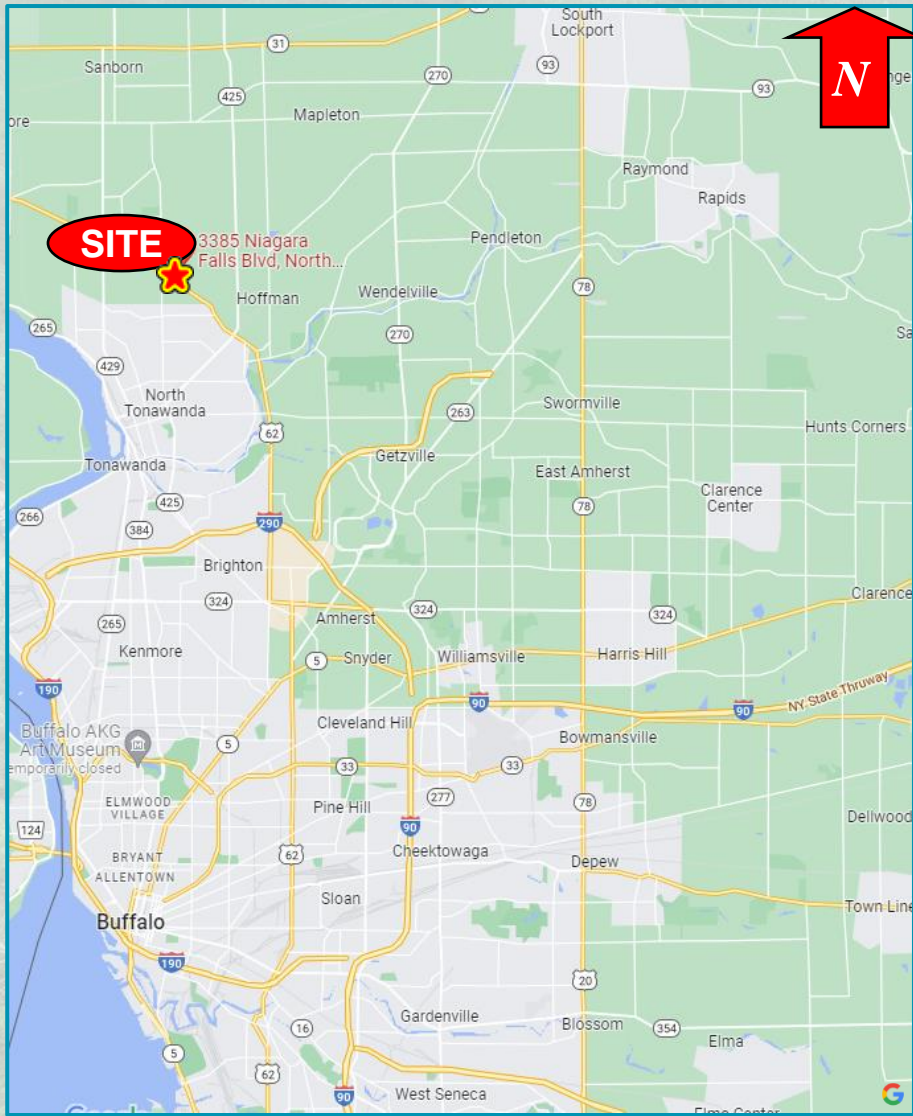
36,270
Total Employees
Within 5 Miles



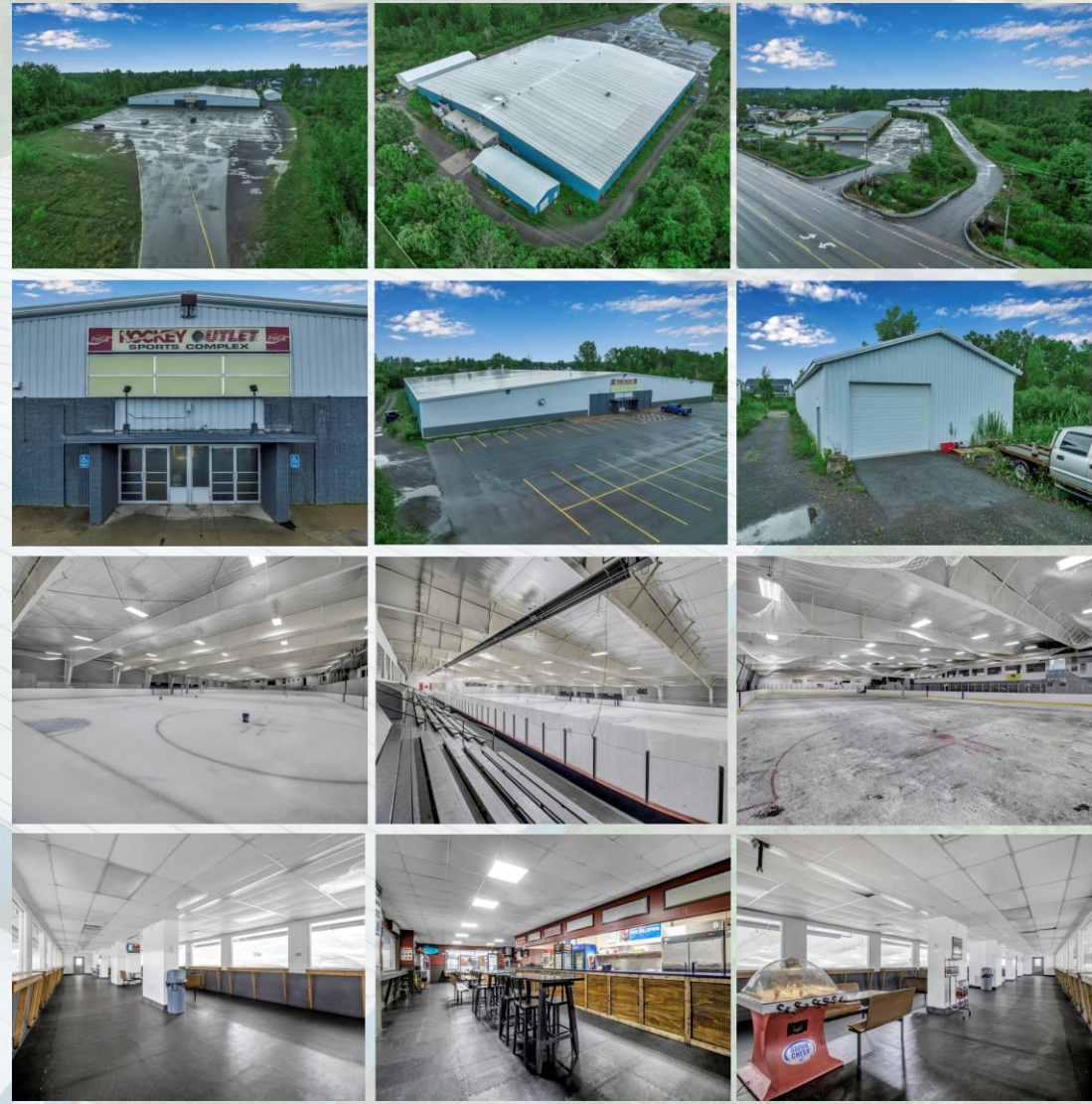
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Location Map



Property Photos



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

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FOR MORE INFORMATION CONTACT:

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