

Buildings For Sale Totaling 6,386 ± Sq. Ft.

Building Features

Building Size (2 Buildings)	6,386 ± Sq. Ft.
Lot Size (to be subdivided)	1.5 ± Acres
Parking	On-site

Property Highlights

- Former Glamour Pools Building located in Clarence, NY for sale
- Site consists of a 1,706 ± Sq. Ft. house/office, & a 4,680 ± Sq. Ft. warehouse
- Ample on-site parking
- Site will be subdivided to approximately 1.5-acres
- Commercial zoning allows for many uses
- Located on Main Street, directly across from Spaulding Lake Community
- Approximately 3.5 miles East of Transit Road
- Ideal For: home improvement business needing outdoor storage, home repair, flooring, kitchen and bath, and fireplace companies

Demographic	1 Mile	3 Miles	5 Miles
Population	2,731	17,728	61,911
Average H.H. Income	\$145,271	\$147,078	\$142,052

Contact

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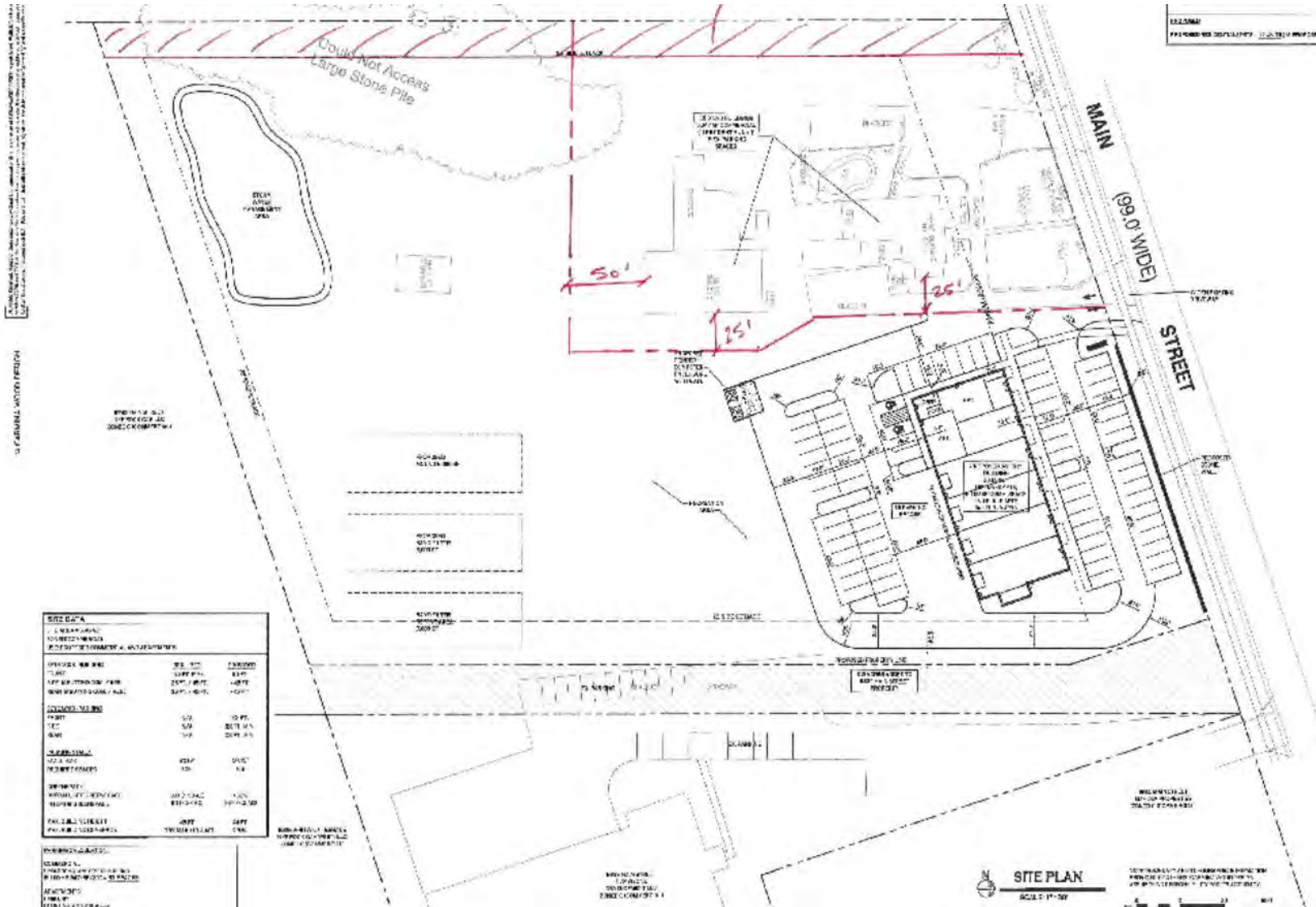
Former Glamour Pools For Sale



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 Buffalo, New York 14203
 +1 716 852 7500
 pyramidbrokerage.com

FOR SALE OR LEASE

1234 Address | City, State



SITE DATA		
LOT AREA (AC)	1.23	84,000
TOTAL LOT AREA (AC)	1.23	84,000
PERMITTED USE	COMMERCIAL	
PERMITTED HEIGHT (FT)	35	
PERMITTED AREA (SQ FT)	294,000	
PERMITTED PARKING SPACES	100	
PERMITTED SIGNAGE	SEE PERMITS	
PERMITTED UTILITIES	SEE PERMITS	
PERMITTED ACCESS	SEE PERMITS	
PERMITTED EGRESS	SEE PERMITS	
PERMITTED VENTILATION	SEE PERMITS	
PERMITTED SOUND	SEE PERMITS	
PERMITTED LIGHTING	SEE PERMITS	
PERMITTED SECURITY	SEE PERMITS	
PERMITTED FURNITURE	SEE PERMITS	
PERMITTED PLANTING	SEE PERMITS	
PERMITTED PAVERING	SEE PERMITS	
PERMITTED CONCRETING	SEE PERMITS	
PERMITTED ROOFING	SEE PERMITS	
PERMITTED MECHANICAL	SEE PERMITS	
PERMITTED ELECTRICAL	SEE PERMITS	
PERMITTED PLUMBING	SEE PERMITS	
PERMITTED HEATING	SEE PERMITS	
PERMITTED COOLING	SEE PERMITS	
PERMITTED INSULATION	SEE PERMITS	
PERMITTED FINISHES	SEE PERMITS	
PERMITTED PARTITIONS	SEE PERMITS	
PERMITTED DOORS	SEE PERMITS	
PERMITTED WINDOWS	SEE PERMITS	
PERMITTED GLAZING	SEE PERMITS	
PERMITTED MIRRORS	SEE PERMITS	
PERMITTED ARTWORK	SEE PERMITS	
PERMITTED STORAGE	SEE PERMITS	
PERMITTED DISPLAY	SEE PERMITS	
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CARMINA DESIGN

Mixed-use Development
9775 Main Street
Cheronee, New York

PRELIMINARY
NOT FOR CONSTRUCTION

CONCEPT SITE PLAN

C-100

Site Plan