

FOR SALE

# 3211 Transit Road

Elma, New York 14059



## Freestanding Building at Signalized Intersection

### Building Features

Total Building Size	21,845 ± Sq. Ft.
Acres	1.7 acres
Zoning	C-3

### Property Highlights

- 21,845 ± Sq. Ft. multi-tenanted building available in Elma, NY
- Signalized intersection in active commercial corridor
- Located on 1.7 acres allowing for potential expansion
- C-3 zoning allows many uses
- Building features four (4) overhead doors
- Opportunity for an investor or an owner/occupier seeking cash flow or redevelopment
- Situated near several well known WNY retailers: Niagara Produce, Mayer Brothers, Kenny Carpets, Transitowne Kia, Jan-Cen Motorsports and more
- Ideal For: many retail users, motor services, redevelopment

Demographics	1 Mile	3 Miles	5 Miles
Population	3,528	47,846	126,636
Average H.H. Income	\$124,350	\$102,168	\$95,030

### Contact

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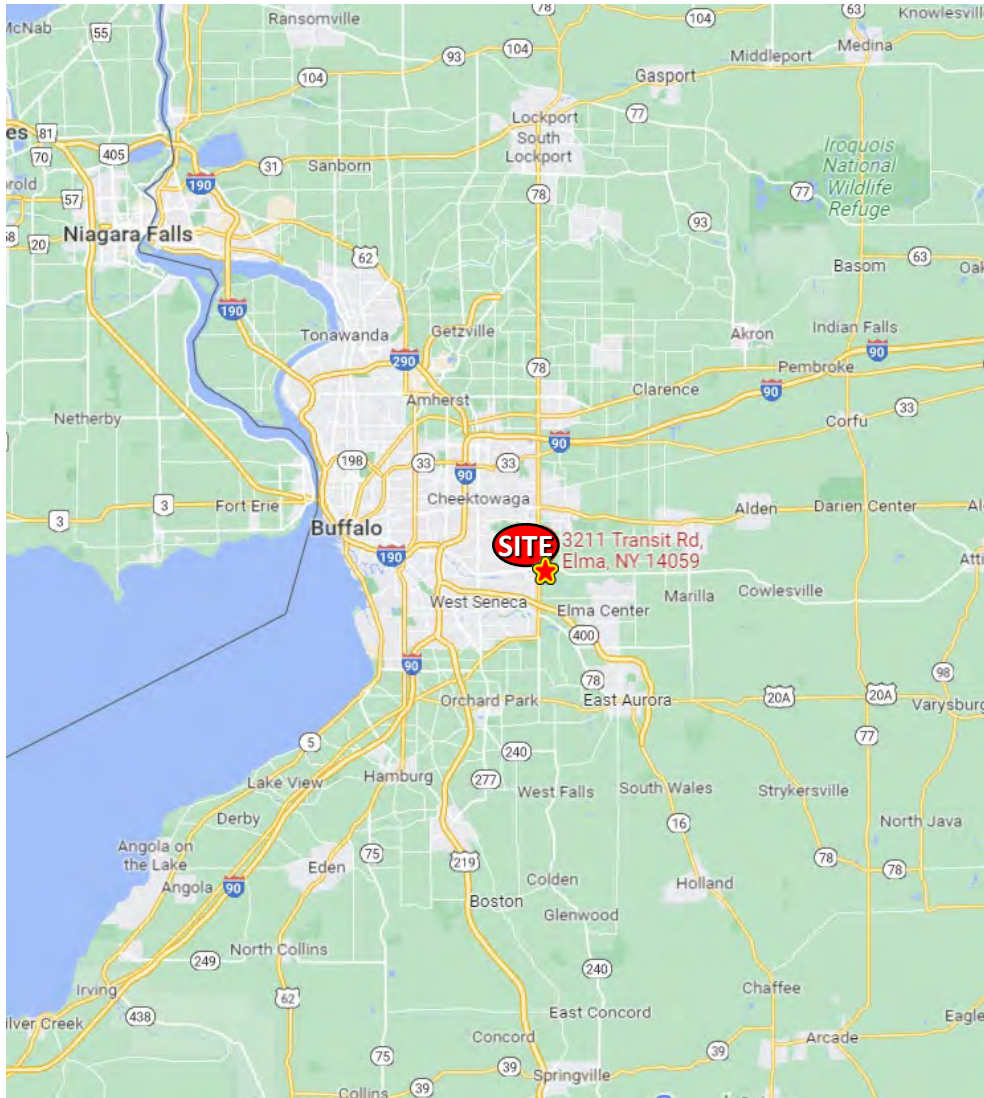
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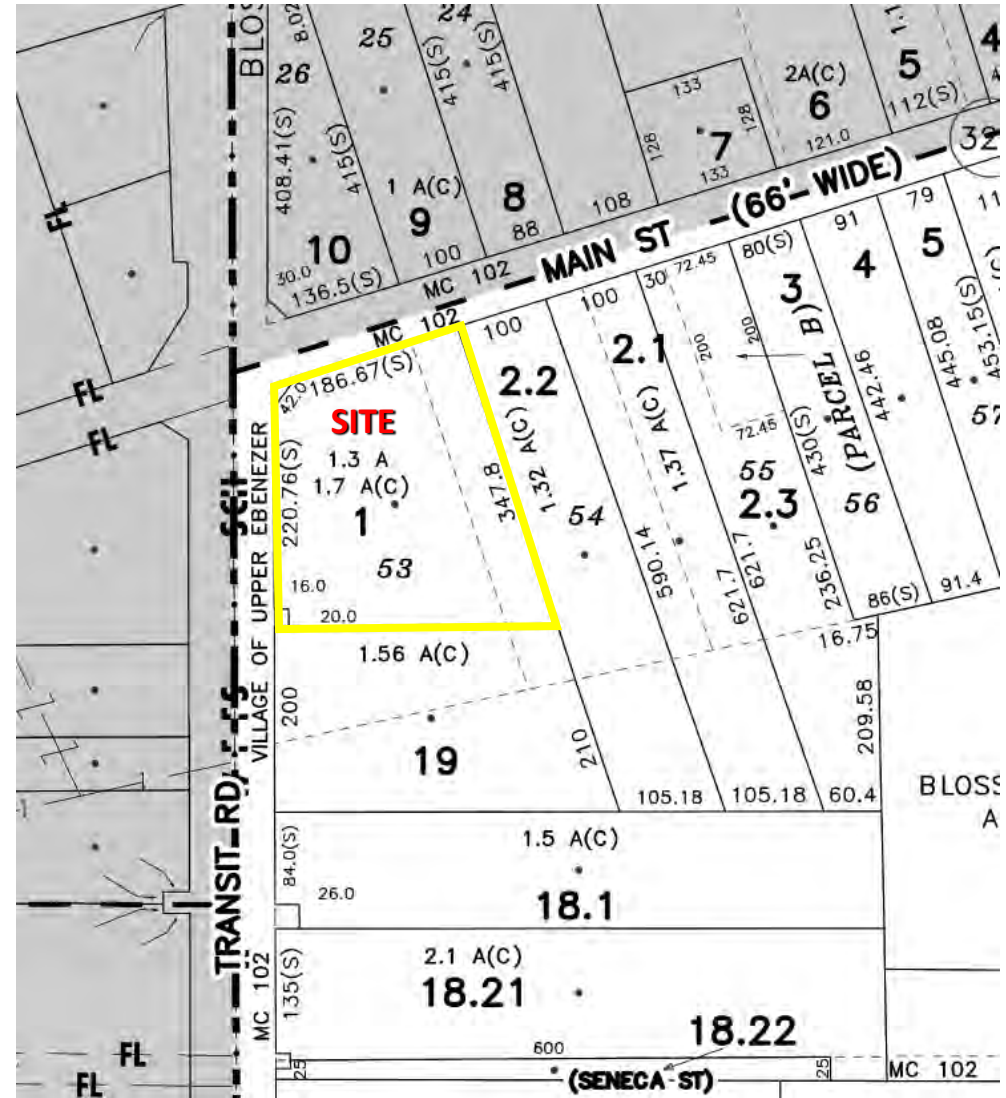
Zoning Allows Many Uses

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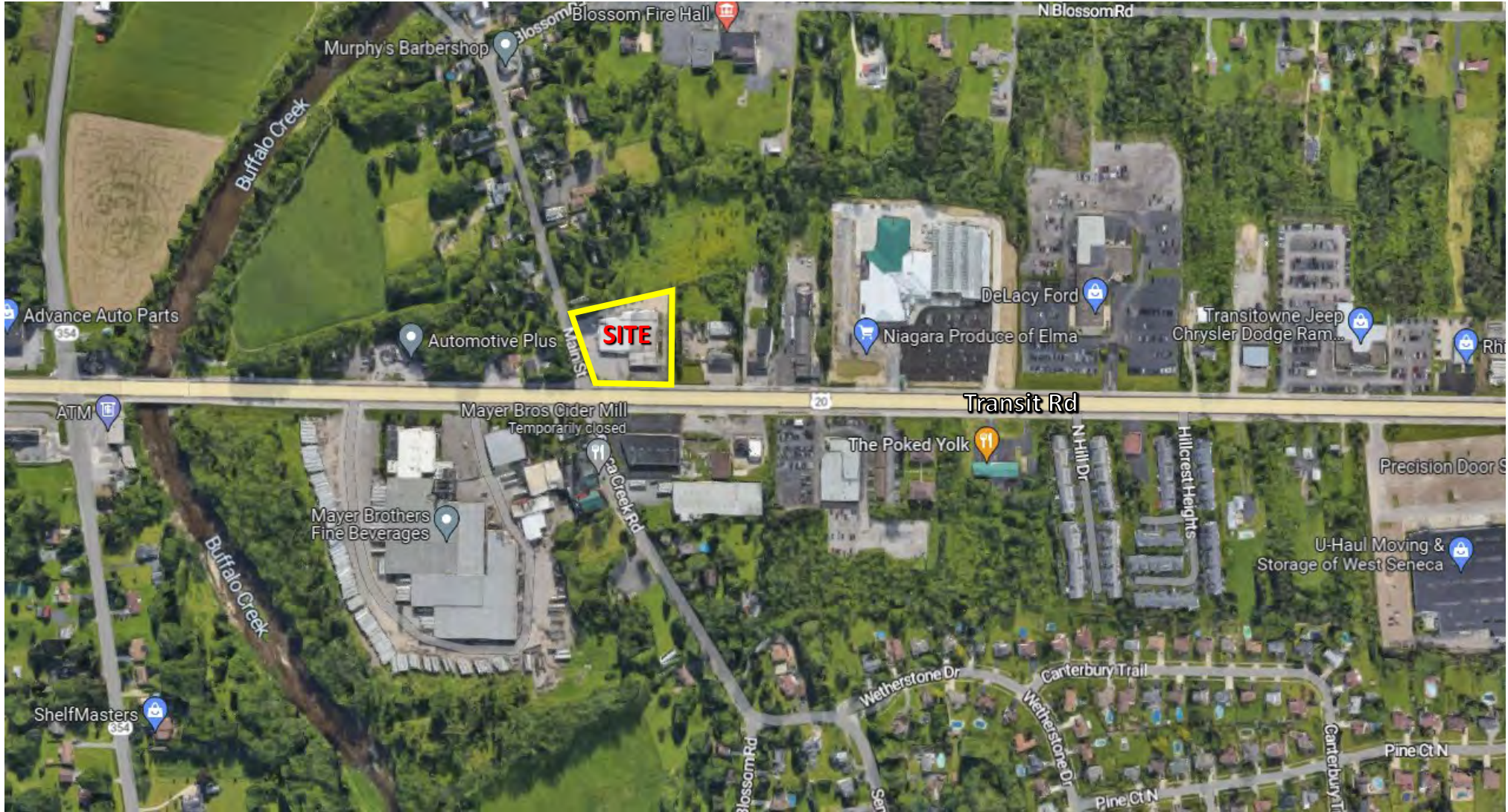
Location Map



Tax Map

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Aerial