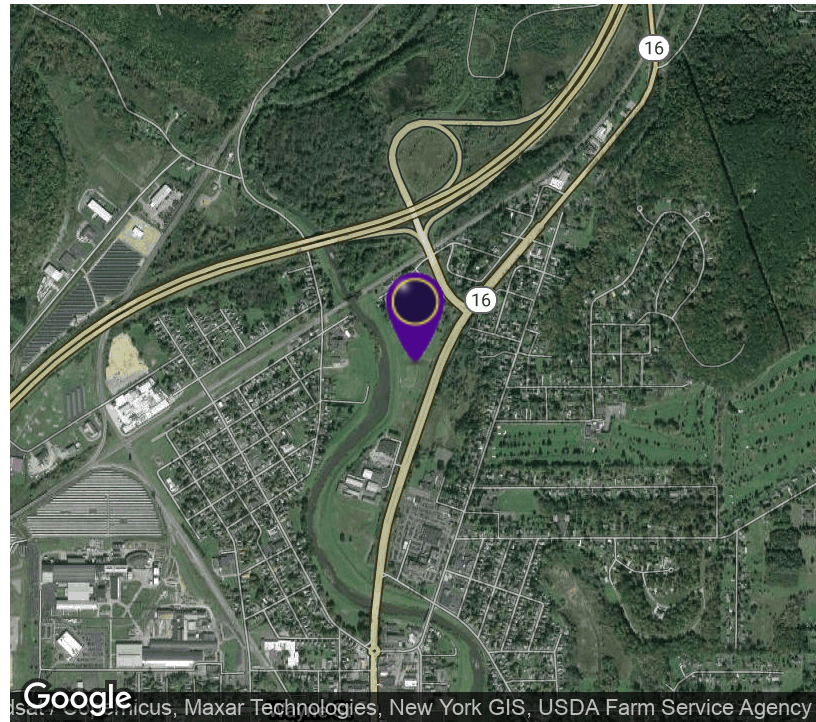


Warehouse/Office Space Available

Route 16 and 639 Norton Drive, Olean, NY 14760



OFFERING SUMMARY

Sale Price: \$575,000

Lot Size: 3.13 Acres

Building Size: 23,112 SF

Price / SF: \$24.88

PROPERTY OVERVIEW

23,112 SF warehouse/office building just off and visible from Route 16 situated 3.13 acres of commercially zoned land available retail, office, industrial or warehouse uses. Could also be developed for apartments or other multi-family dwellings. Great location for an office or flex warehouse building. Land is level at street grade. Property has 667'+/- frontage along main road. Can be subdivided. Has city water and sewer. Utility provider is NYSEG gas and electric.

LOCATION OVERVIEW

Located in the heart of Olean, New York at the northern portion of the city. Close proximity to Walmart, Home Depot, Aldi Foods. Just off Route 16 and across the street from Olean General Hospital.

PROPERTY HIGHLIGHTS

- High Visibility 667' +/- Frontage on 3.13 Acres of Land
- High Traffic Thoroughfare
- Build to Suit Development Site
- High Traffic Volume
- Utilities Connected
- Approximately 1.5 hours from Buffalo and 20-30 minutes from the Bradford Airport



RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

ADDITIONAL PHOTOS

Constitution Avenue

639 Norton Drive, Olean, NY 14760



NY & PA Licensed Broker

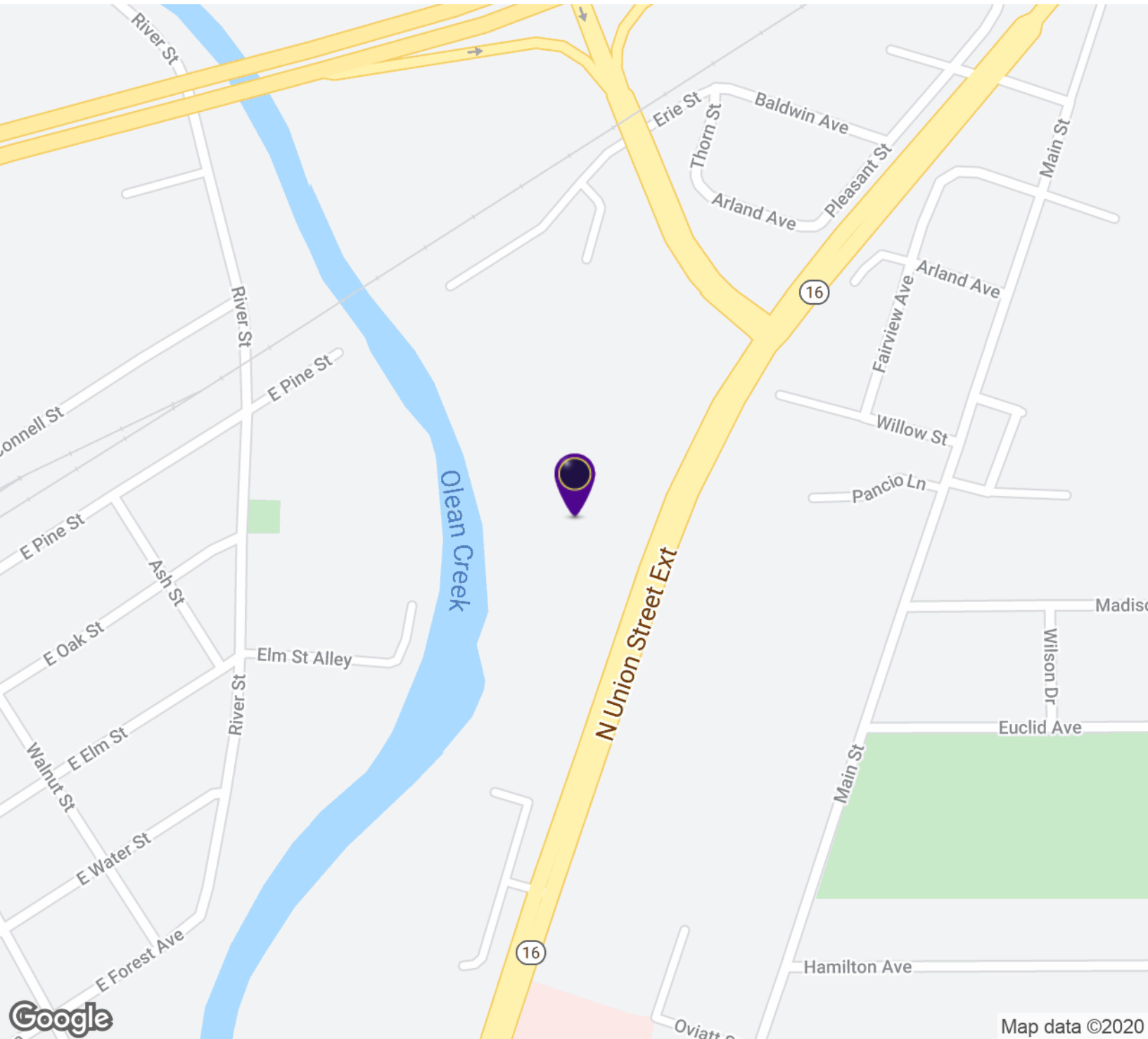
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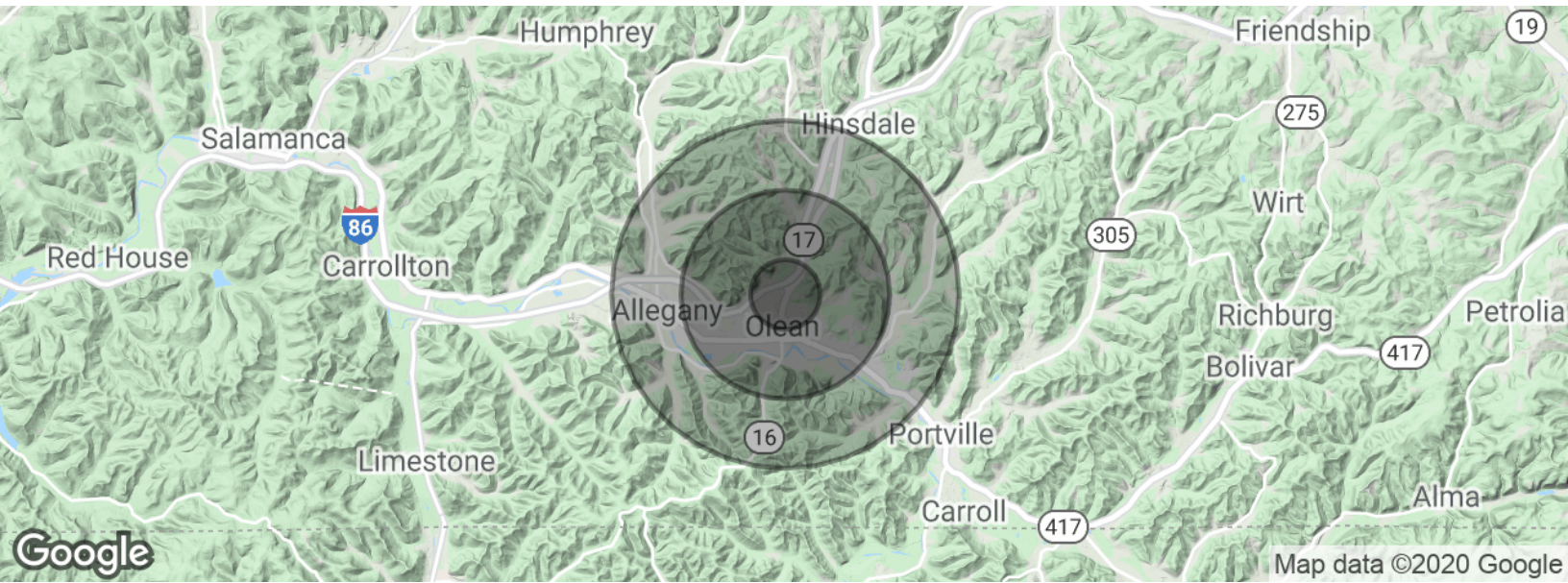
Constitution Avenue

639 Norton Drive, Olean, NY 14760



Constitution Avenue

639 Norton Drive, Olean, NY 14760



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,417	20,852	24,140
Median age	42.9	40.8	40.9
Median age (Male)	36.5	36.9	37.4
Median age (Female)	47.4	44.2	43.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,122	9,523	10,915
# of persons per HH	2.1	2.2	2.2
Average HH income	\$51,794	\$49,913	\$50,689
Average house value	\$109,153	\$104,307	\$99,728

* Demographic data derived from 2010 US Census



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