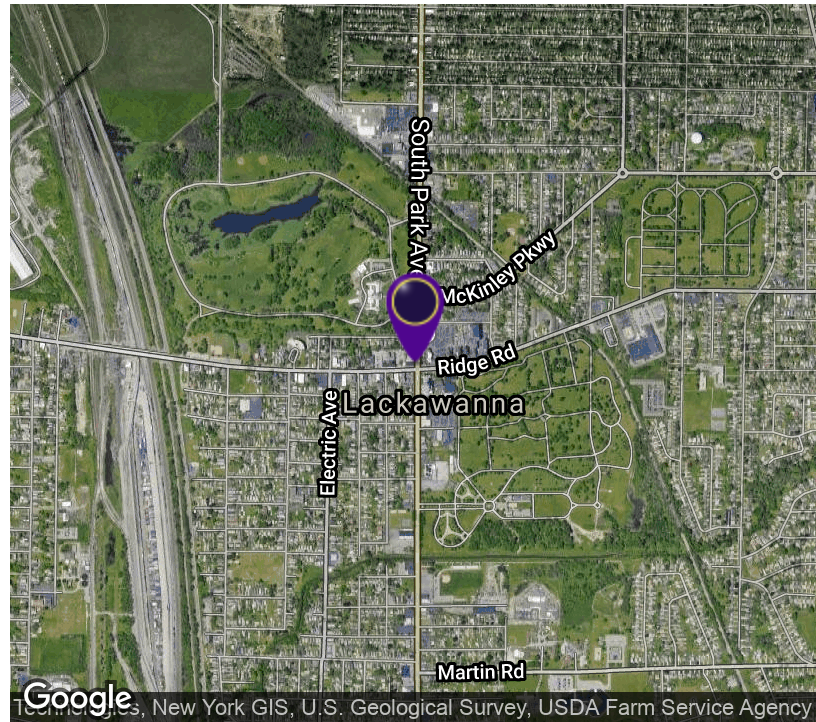


Investment Property

2719 South Park Avenue , Lackawanna, NY 14218



OFFERING SUMMARY

Sale Price: Subject To Offer

Lot Size: 0.67 Acres

Building Size: 9,800 SF

Price / SF: -

PROPERTY OVERVIEW

This is a 9,800 square foot facility for sale or lease. The second floor is currently available for lease and is a great opportunity for someone looking for a solid location with good traffic flow. There are approximately 4-5 second floor offices vacant out of the 8 available. Property is on 0.67 acres of land. Low Taxes, perfect opportunity for investor/business owner. Will not last long. Please contact us for more details.

LOCATION OVERVIEW

Across from the Basilica. At northwest corner of Ridge Rd. and South Park Ave. intersection. New York State Thruway is approximately 5 minutes away, making quick and easy access to Western New York's surrounding areas. Botanical Gardens is just north of this location. Minutes away from Downtown Buffalo and Skyway. (Rt. 5)

PROPERTY HIGHLIGHTS

- Across from the Basilica
- Solid Location
- Good Traffic Flow



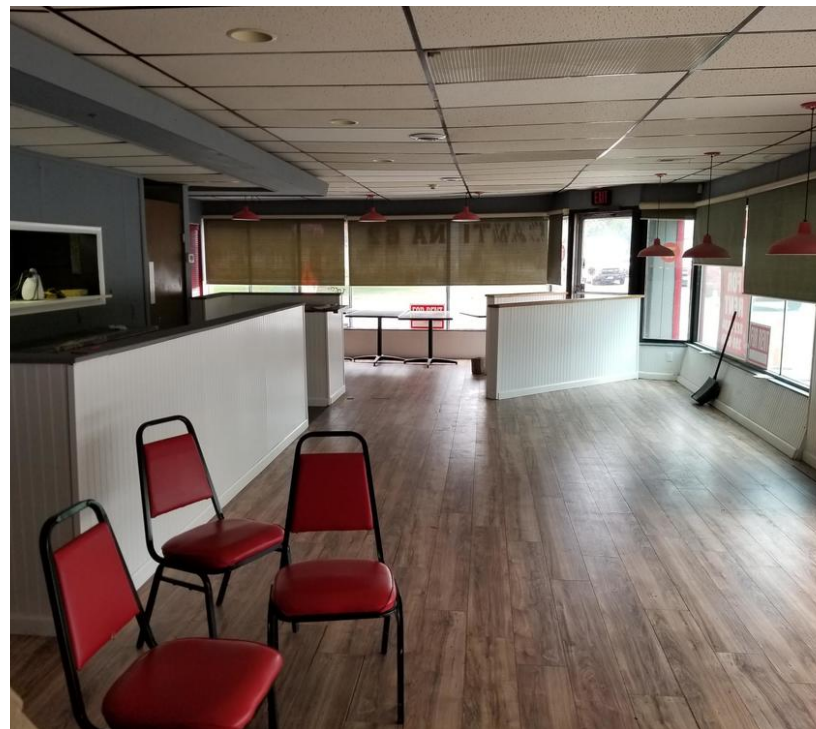
RICK RECCKIO
716.998.4422
rick@recckio.com

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

ADDITIONAL PHOTOS

Investment Property

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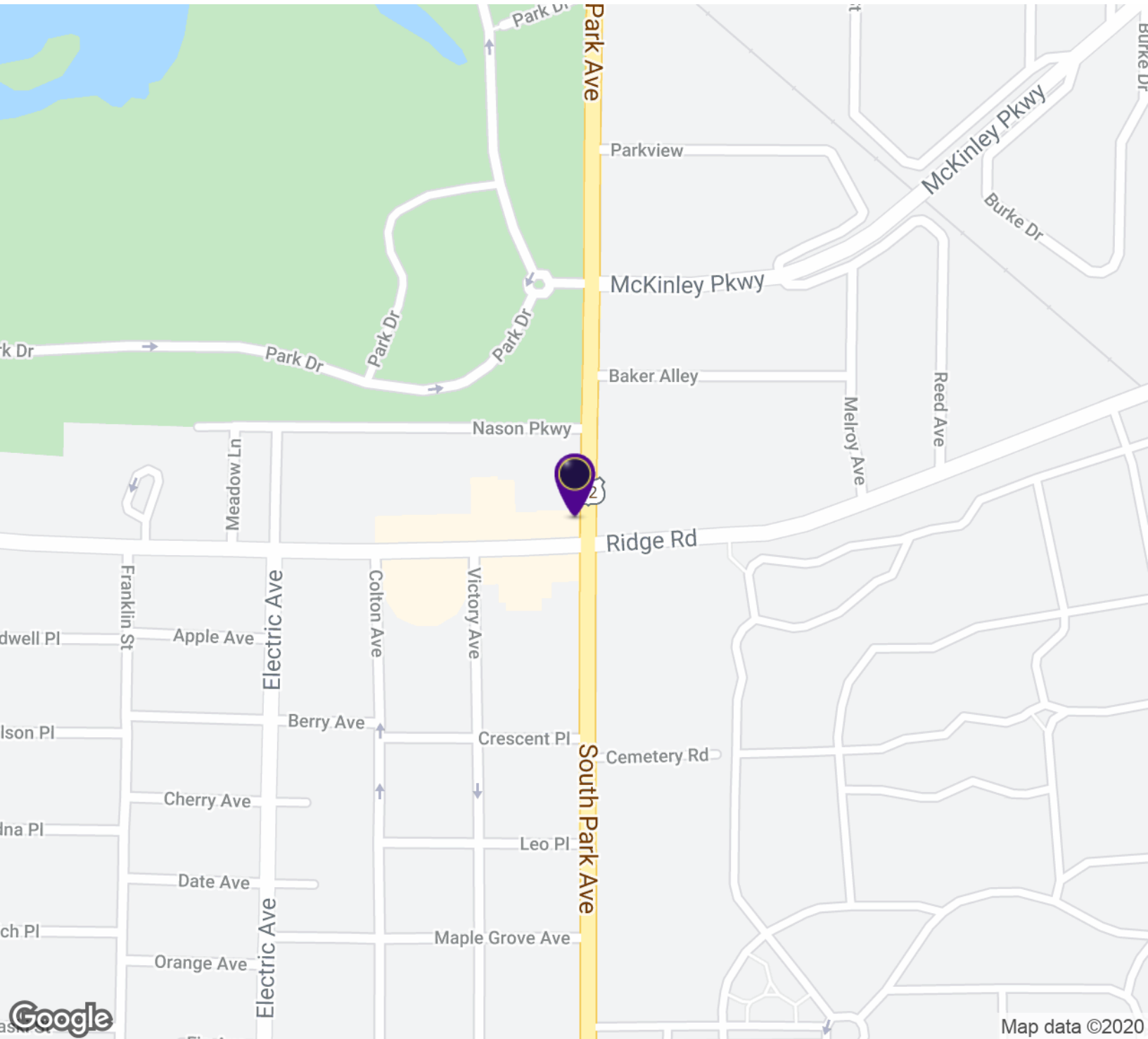


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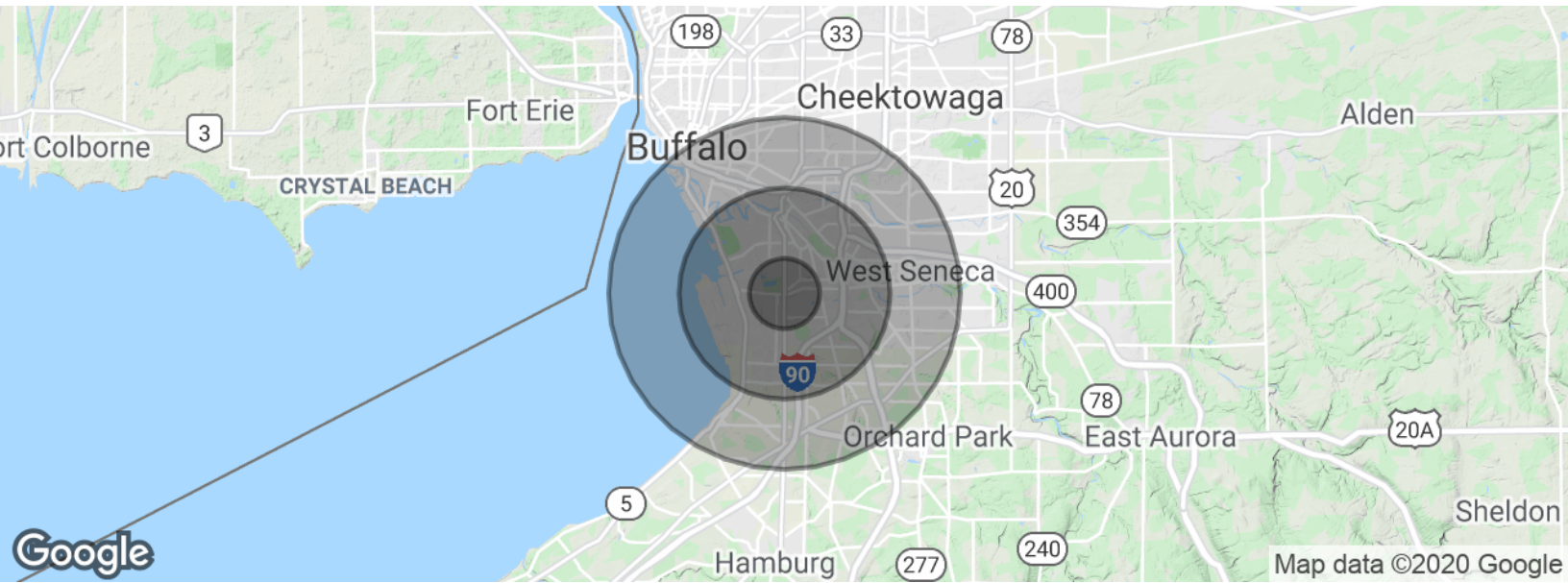


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	13,138	89,095	181,876
Median age	40.8	38.6	40.1
Median age (Male)	38.6	36.6	38.1
Median age (Female)	42.6	40.5	42.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,735	38,019	79,775
# of persons per HH	2.3	2.3	2.3
Average HH income	\$46,349	\$48,167	\$47,314
Average house value	\$90,222	\$100,832	\$113,262

* Demographic data derived from 2010 US Census



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