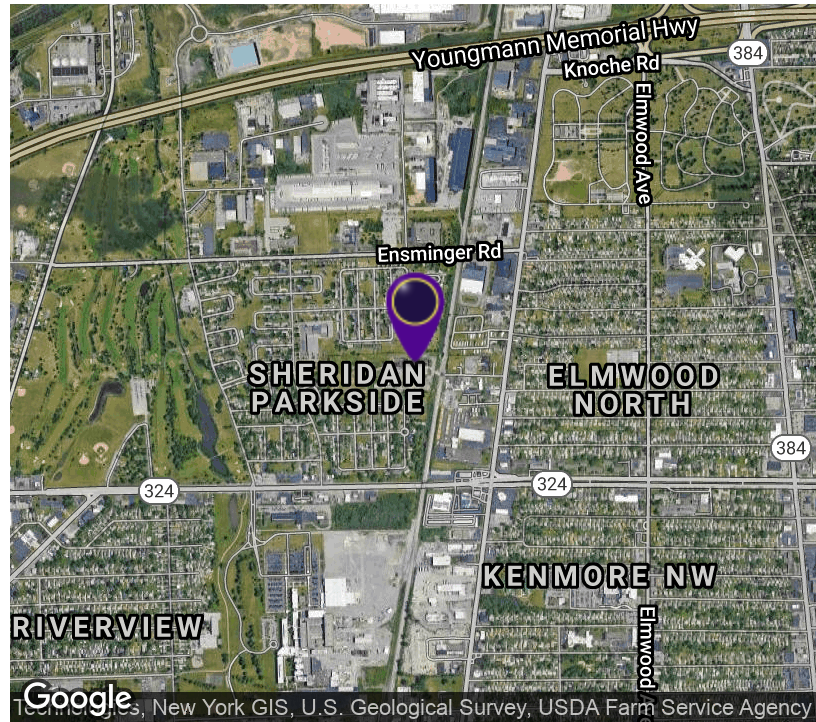


1740 Military Road

Tonawanda, NY 14223



OFFERING SUMMARY

Sale Price: \$1,390,000

Available SF:

Lot Size: 14.0 Acres

Building Size: 45,000 SF

Price / SF: \$30.89

PROPERTY HIGHLIGHTS

- Excellent Location
- Guttied Building
- Growing Market
- Ideal for Multiple Businesses
- Owner Will Consider Holding Some Financing



RICK RECCKIO
716.998.4422
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4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

PROPERTY DESCRIPTION

1740 Military Road

Tonawanda, NY 14223



PROPERTY DESCRIPTION

Industrial park located at 1740 & 1750 Military Road. Property is divided into two areas; 1750 Military Road - Front parcel & 1740 Military Road - Rear parcel. 1740 Military Road sits on 14 +/- acres with a 45000 SF +/- building. This parcel is located behind the railroad tracks from Military Road. This building is 2 stories and the roof is in excellent condition. Previously a manufacturing plant which has been vacant for many years. Improvements taken place by the owner include cleaning/demolition of all structures to meet NYS Life Safety Code, clearing the site free of asbestos, adding windows & doors to the building, providing power, water, & gas to the main building, and removing any and all odd buildings on site. Current owner might consider holding some financing. For more information please contact Rick Recckio - 716.998.4422

LOCATION DESCRIPTION

Located on Military road south of the New York Thruway I-290 and east of the I-190. Close proximity to Downtown Buffalo, Niagara Falls, and the Canadian Boarder. Within 10 minutes to Niagara Falls Fashion Outlet Mall, Niagara International Airport, Buffalo Zoo, Key Bank Center, University At Buffalo, Buffalo State College, & Canisius College

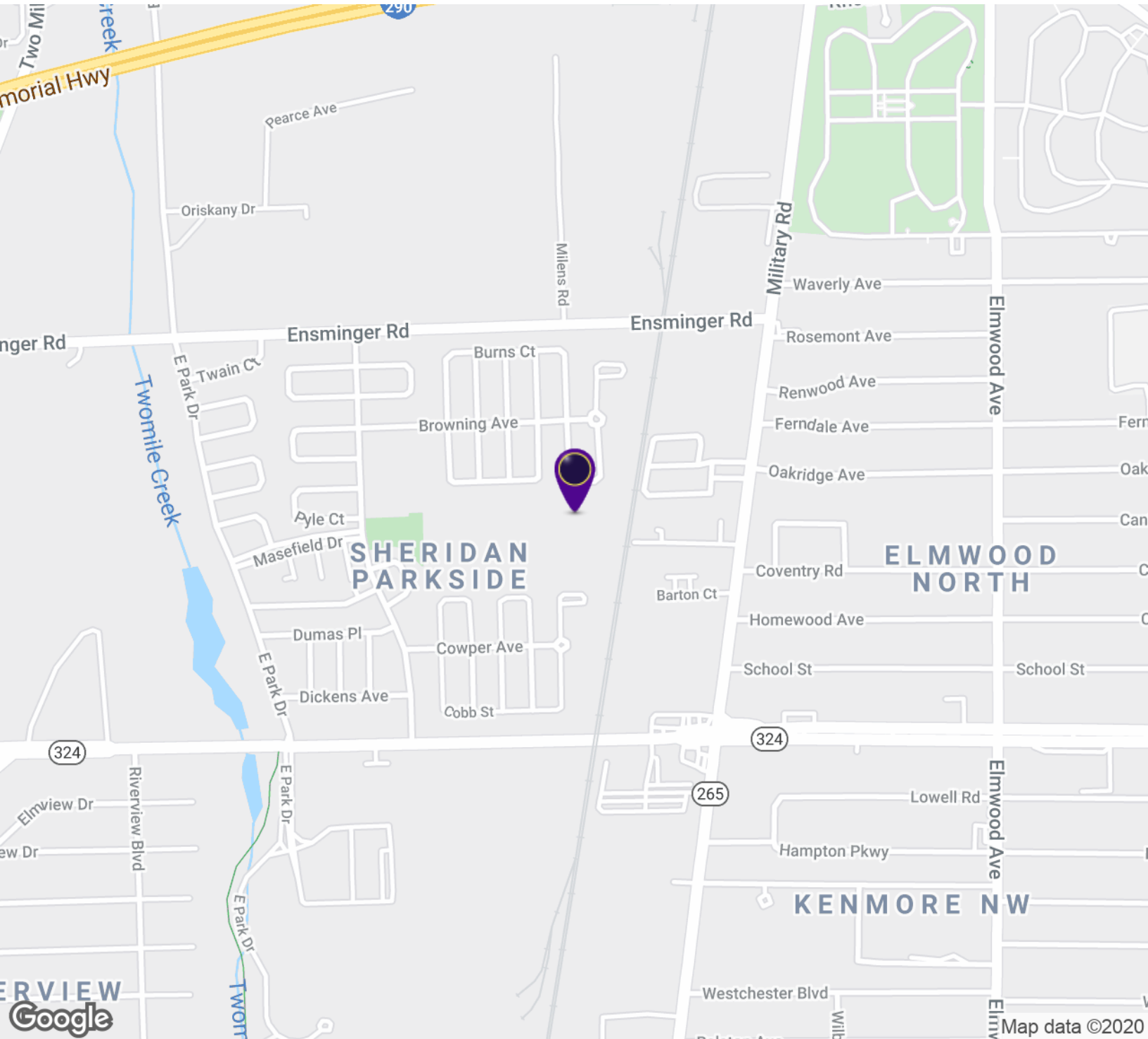


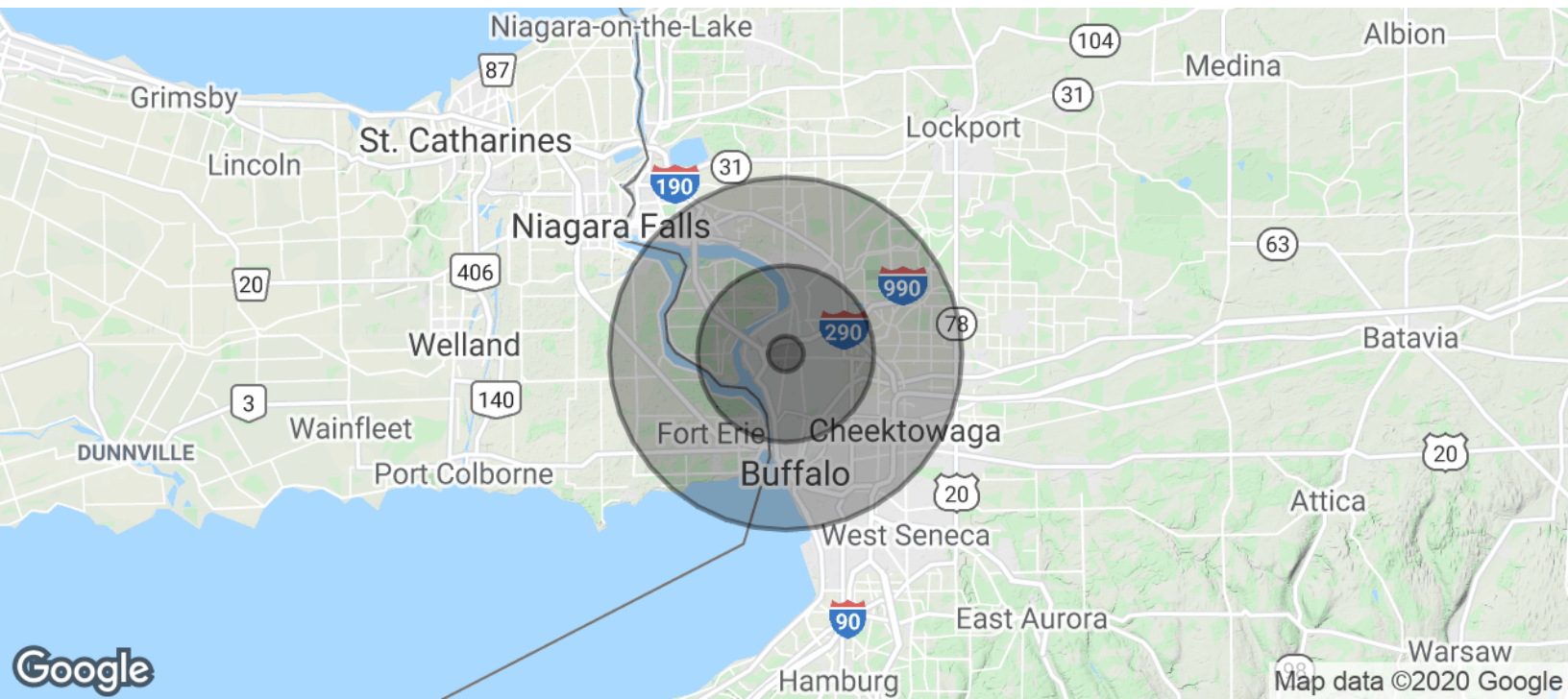
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	8,405	289,851	721,191
Average age	42.9	38.1	37.9
Average age (Male)	38.4	36.3	35.8
Average age (Female)	46.8	39.9	40.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	4,002	124,428	304,901
# of persons per HH	2.1	2.3	2.4
Average HH income	\$47,293	\$56,086	\$54,074
Average house value	\$112,585	\$136,652	\$135,583

* Demographic data derived from 2010 US Census