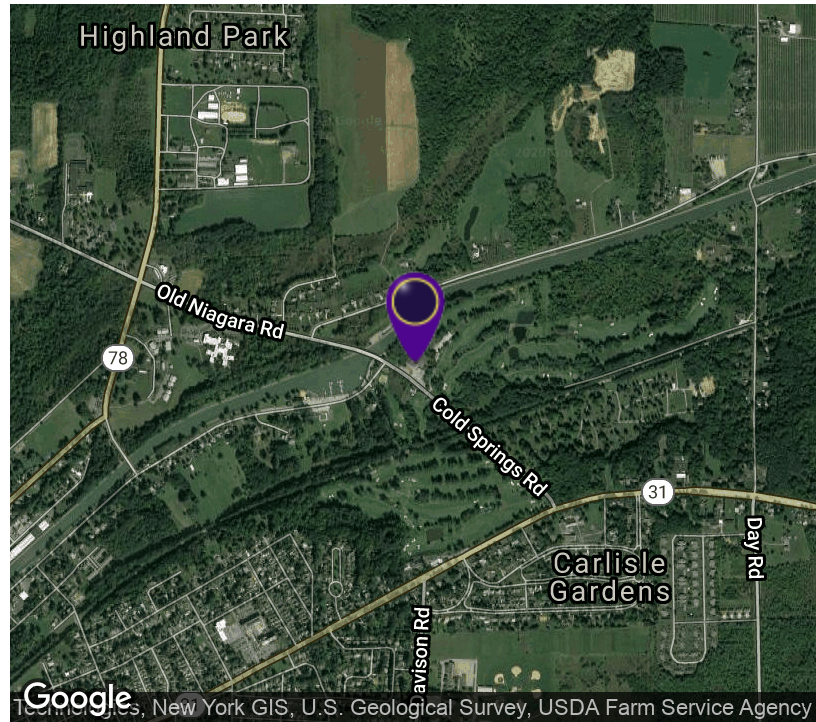


4759 Cold Springs Rd

Lockport, NY 14094



OFFERING SUMMARY

Sale Price:	\$350,000
Lease Rate:	Call For More Details
Available SF:	1,500 Up To 4,500 SF
Lot Size:	0.75 Acres
Year Built:	1950
Building Size:	4,500 SF
Zoning:	Industrial
Price / SF:	\$77.78

PROPERTY OVERVIEW

Development property with 3 buildings on site. Located just north of downtown Lockport this property has easy access to local businesses and shops as well as other major roads such as Transit Road and New York State I-990. The main building is 80% warehouse with 20% offices with some space partially finished to add additional bathrooms or more office space. Rear building is 100% storage/warehouse with two 16' grade level doors. Front building is currently being used for storage as well but has a mix of warehouse and office. Owner is willing to negotiate on price. Will sell all three buildings at one price and surrounding land separate if desired.

LOCATION OVERVIEW

Located just northeast of downtown Lockport, this property is in an ideal location. Easily accessible to Olcott, Medina, Niagara Falls, and Buffalo. Property is surrounded by the Lockport Town & Country Club Golf Course.

PROPERTY HIGHLIGHTS

- 3 Buildings Total
- Ample Parking
- Easily Accessible to Major Roads



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ADDITIONAL PHOTOS

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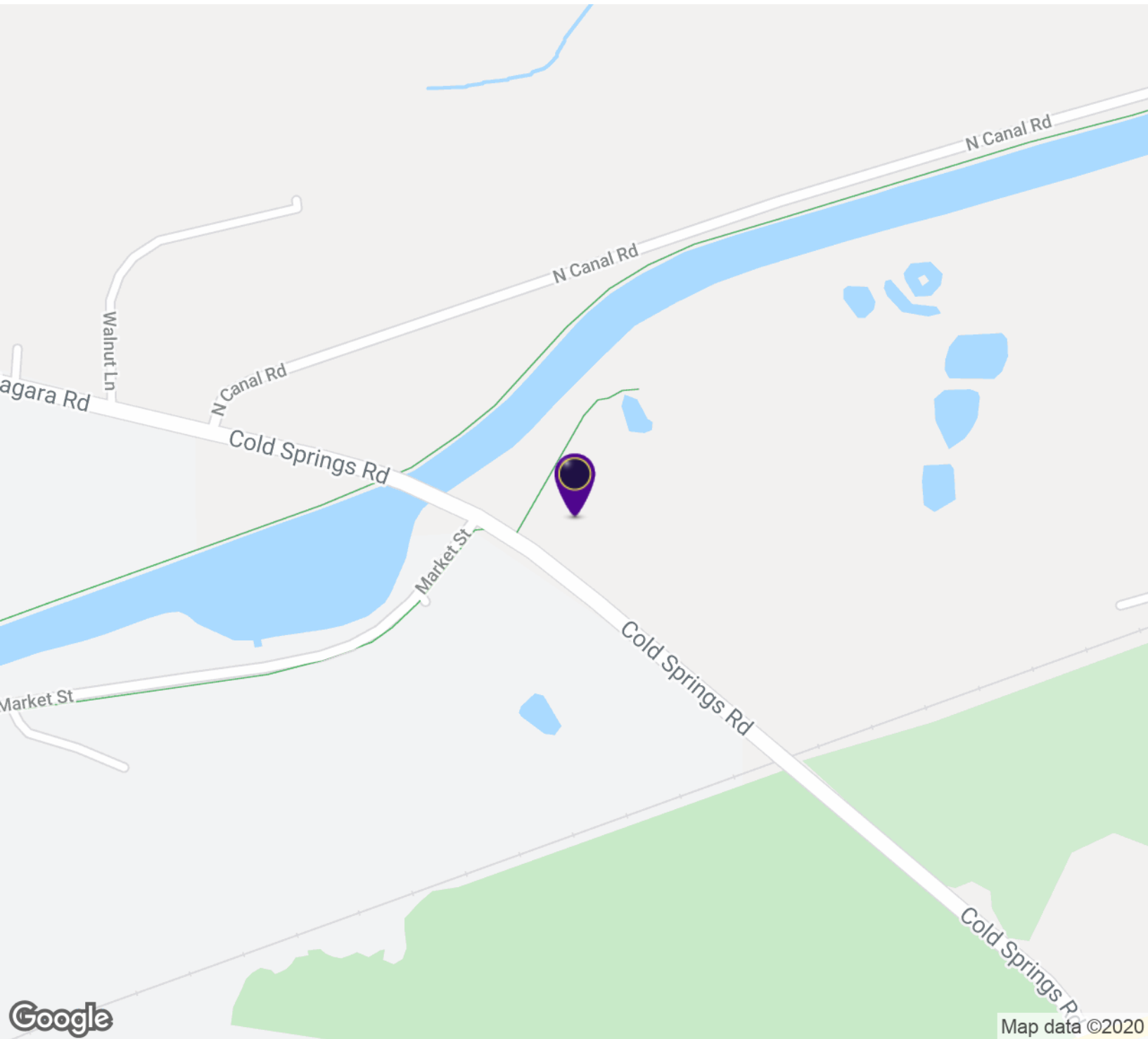


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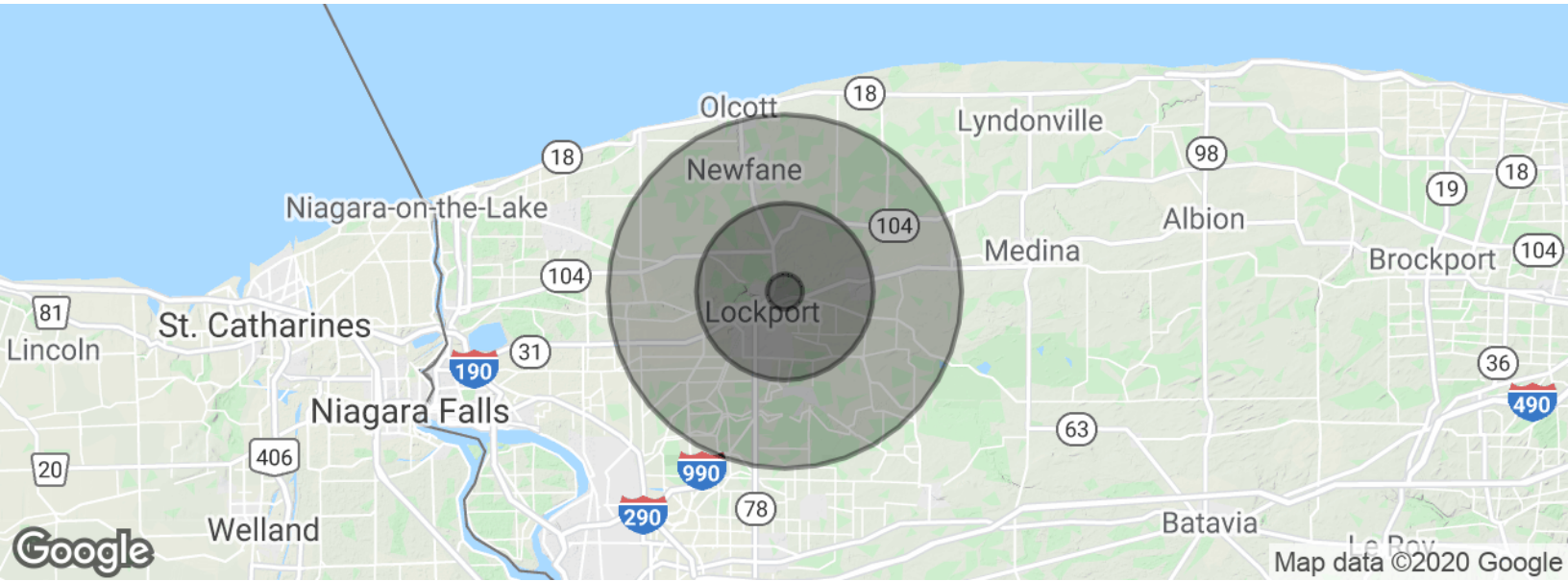


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POPULATION	1 MILE	5 MILES	10 MILES
Total population	4,476	51,476	94,959
Median age	38.7	39.7	40.4
Median age (Male)	40.1	40.2	40.3
Median age (Female)	37.9	40.0	41.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,787	21,090	37,360
# of persons per HH	2.5	2.4	2.5
Average HH income	\$55,131	\$54,812	\$62,896
Average house value	\$101,224	\$107,217	\$136,295

* Demographic data derived from 2010 US Census



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