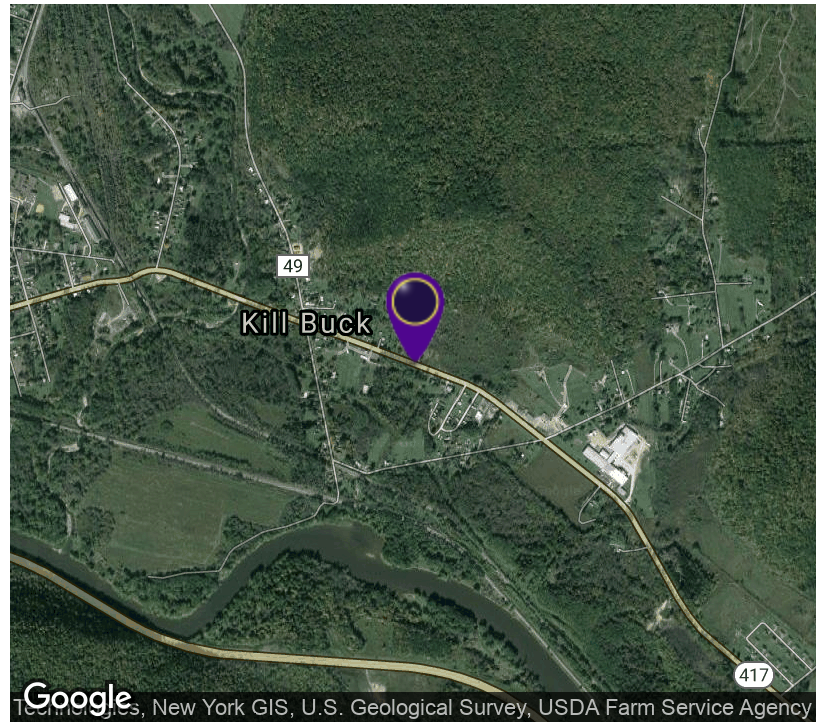


## 6700 NY RT 417

Kill Buck, NY 14748



## OFFERING SUMMARY

Sale Price: \$150,000

Lot Size: 45.0 Acres

Price / SF: \$0.08

## PROPERTY OVERVIEW

Termendous opportunity for development outside of the City of Salamanca on the busy NY RT 417, Business RT US 219 corridor. This vacant land would be ideal for commercial or residential development. 800' +/- of street frontage on the NY RT 417. There are billboards on the east end of the property that produce annual income.

## LOCATION OVERVIEW

Just outside of the City of Salamanca in the Hamlet of Kill Buck (Town of Great Valley) this property is on SR 417 and Business US 219. Property is adjacent to, but off the Allegany Reservation of the Seneca Nation of Indians.

## PROPERTY HIGHLIGHTS

- Zoned highway commercial
- Off Reservation land
- Salamanca City municipal water and electric available (also natural gas and high speed cable internet)

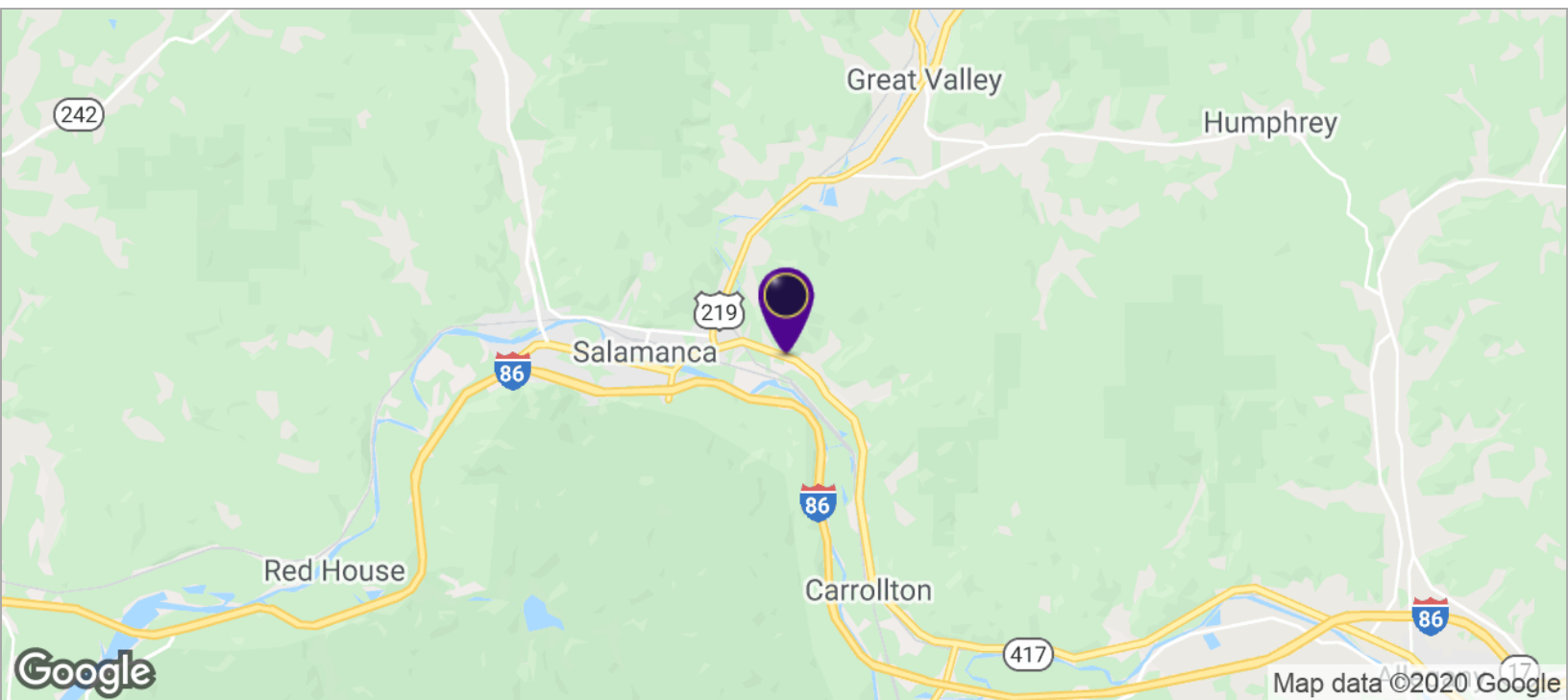
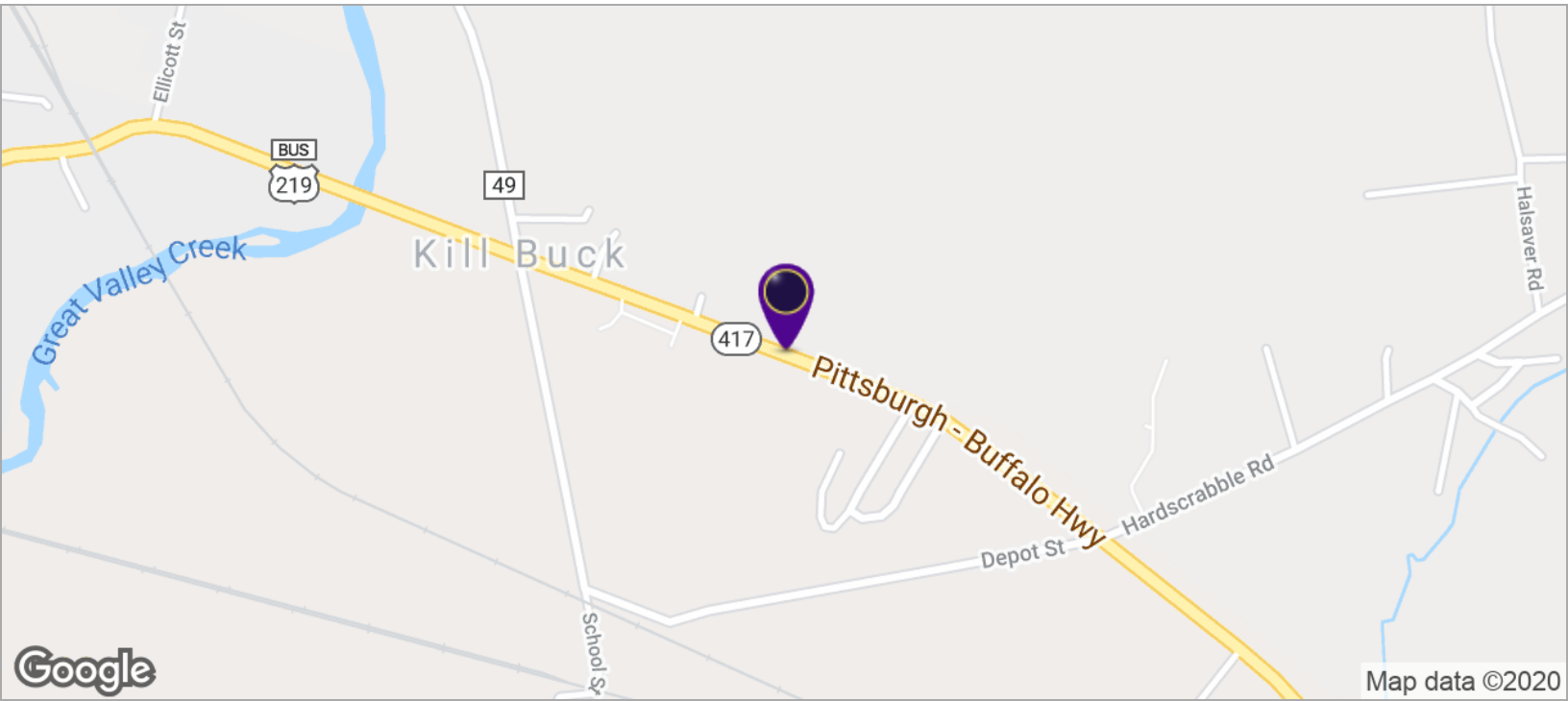


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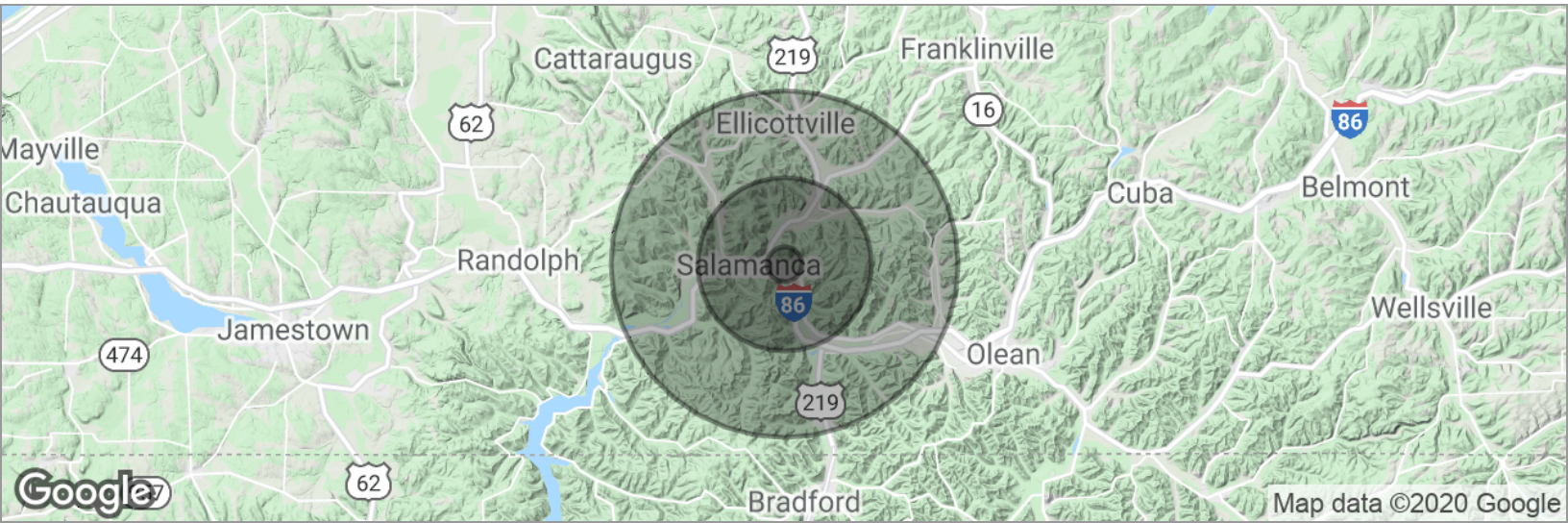
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	312	5,185	16,890
Median age	40.2	39.6	38.6
Median age (Male)	37.9	37.7	37.0
Median age (Female)	42.3	41.1	39.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	130	2,113	6,697
# of persons per HH	2.4	2.5	2.5
Average HH income	\$47,684	\$49,697	\$49,988
Average house value	\$84,612	\$108,599	\$113,654

*\* Demographic data derived from 2010 US Census*



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