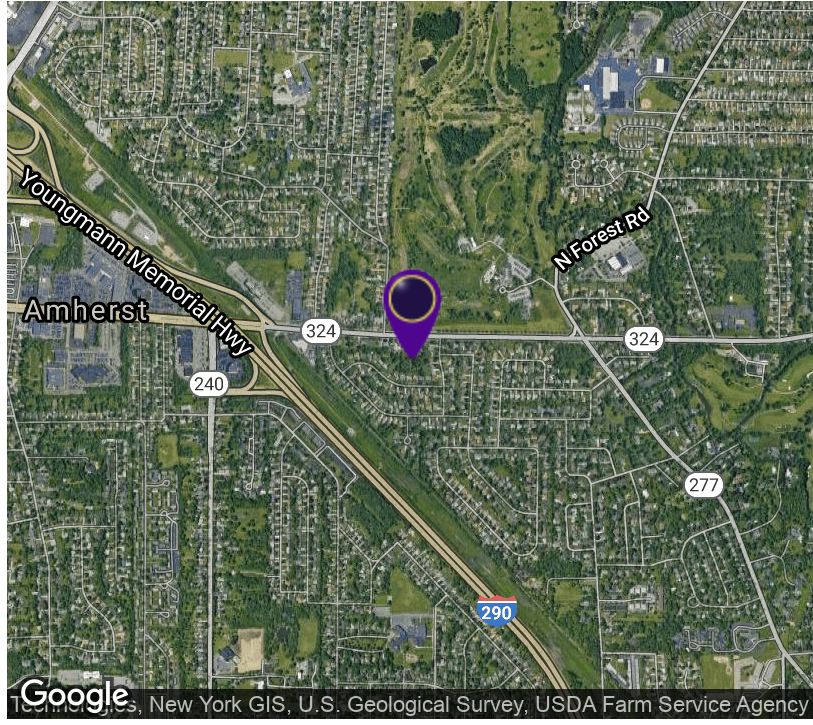


4281 Sheridan Drive

Williamsville, NY 14221



OFFERING SUMMARY

Sale Price: \$250,000

Lot Size: 1.3 Acres

Zoning: R-3

Price / SF: \$4.41

PROPERTY OVERVIEW

1.3 +/- acres in Amherst. Opportunities are endless. The potential to build 4 homes or eight or nine townhouses in a row. Situated on this highly sought after part of Amherst includes a 3 bedroom farmhouse and 1.5 garage on-premise currently. Tenant occupied. Centrally located to the I-290 and nearby plenty of restaurants & shopping. Ideal for new development - residential site. Lot size 160'x350' or 1.3 +/- Acres. All utilities are at the road. Zoned R-3

LOCATION OVERVIEW

Located on Sheridan Drive across from Westwood Country Club. 1/4 mile from New York State Thruway I-290. Minutes from major businesses, restaurants and shopping.

PROPERTY HIGHLIGHTS

- Excellent Location
- Development Opportunity
- Easy Access to NYS I-290



RICK RECCKIO
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ADDITIONAL PHOTOS

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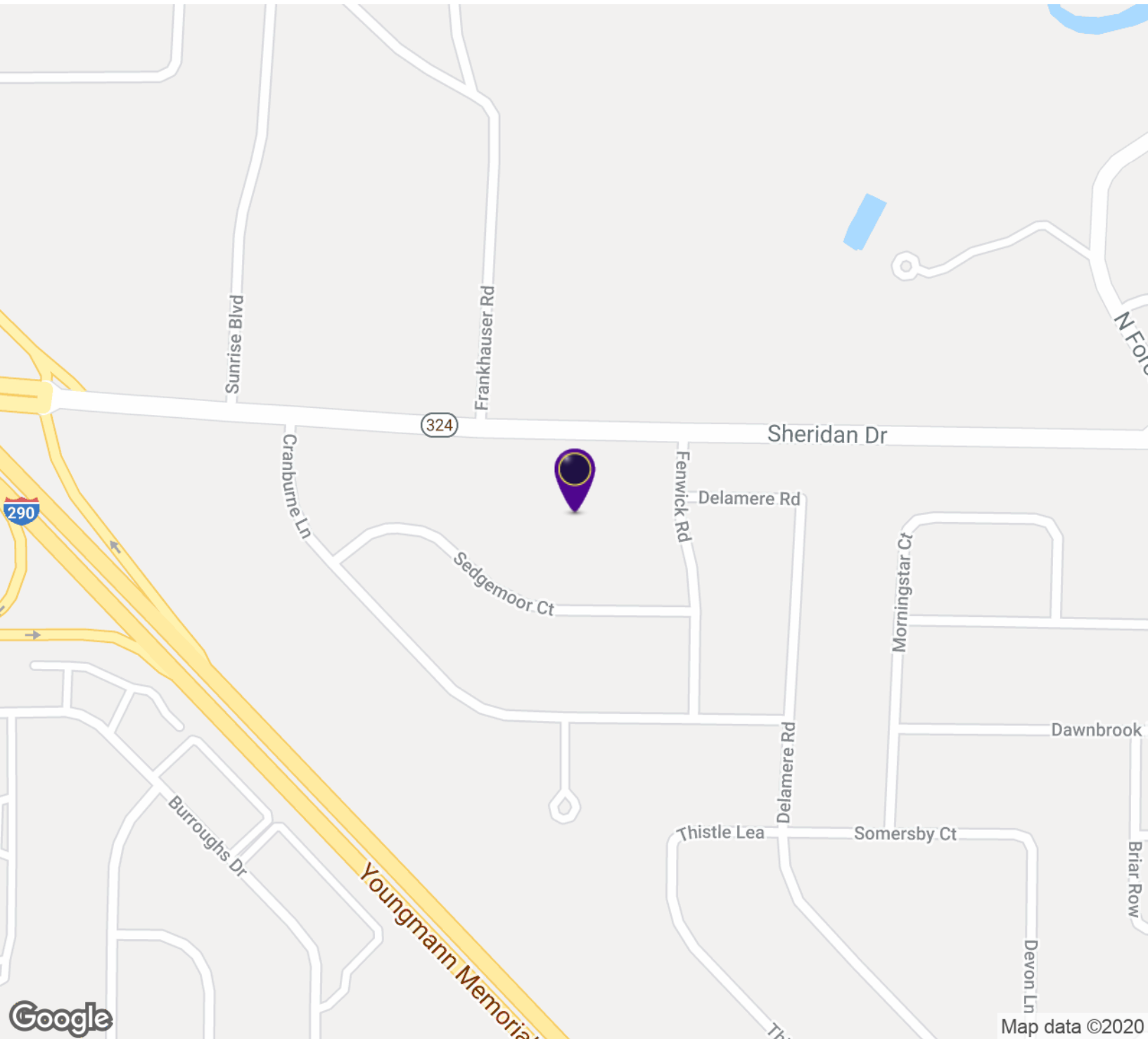


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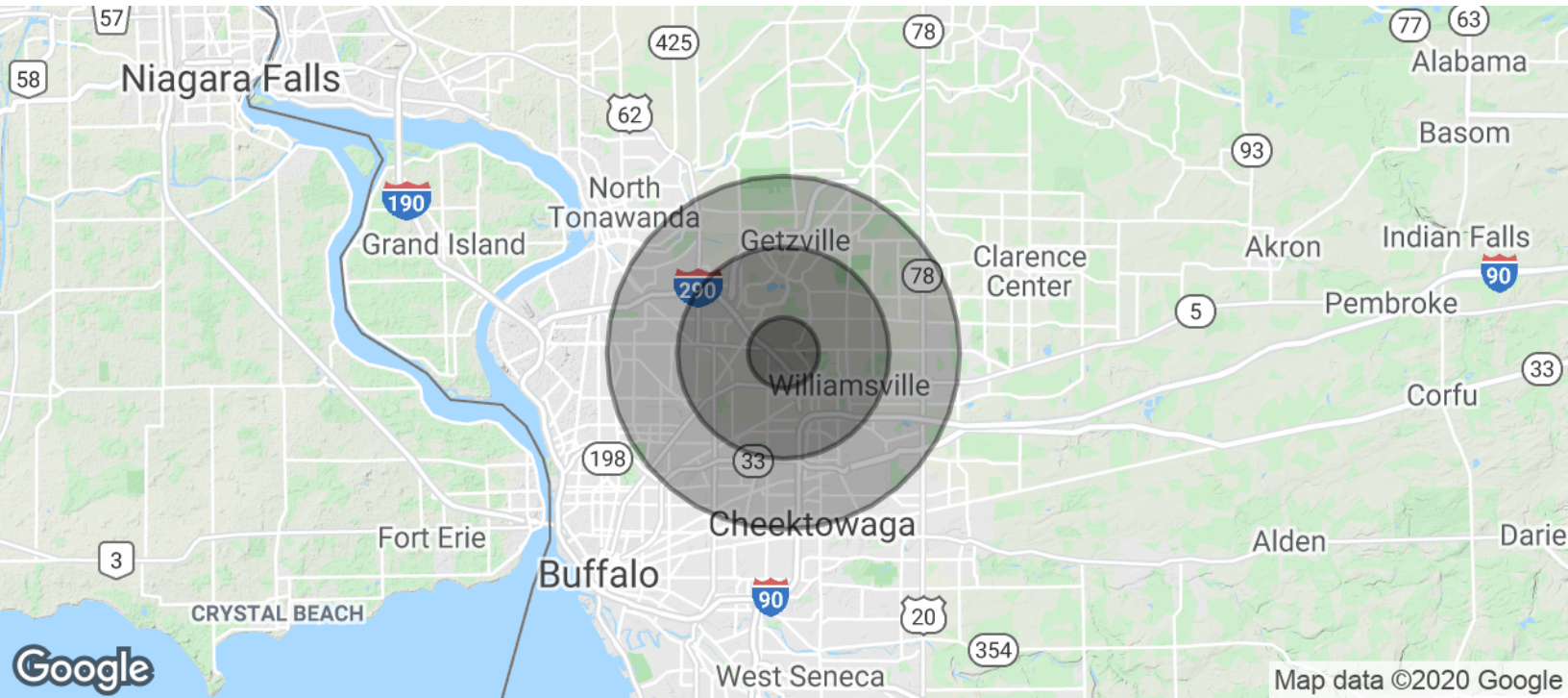


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,588	99,764	289,118
Median age	43.9	40.2	38.5
Median age (Male)	43.6	37.9	35.8
Median age (Female)	44.6	41.9	40.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,667	39,116	117,277
# of persons per HH	2.3	2.6	2.5
Average HH income	\$81,824	\$74,735	\$65,313
Average house value	\$174,259	\$160,467	\$150,688

* Demographic data derived from 2010 US Census



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