



Industrial / For Sale

### 13,348 ± SQ. FT. INDUSTRIAL AVAILABLE FOR SALE

#### BUILDING FEATURES

Total Building Size	13,348 ± Sq. Ft
Lot Size	2.44 ± Acres
Zoning	M1

#### Property Highlights

- Golf Cart City site available for sale
- 13,348 ± Sq. Ft. building on a 2.44 ± Acre lot
- Five (5) grade level doors
- High power throughout building (110/220)
- Large, fenced-in area in rear
- Easy access to NYS Thruway I-90 and Route 219
- Many area amenities nearby including: big box and area retail, restaurants, McKinley Mall, gas stations, grocery stores, and more
- Ideal for: warehouse, retail / showroom, light manufacturing, storage



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	6,785	57,460	143,357
Average Household Income	\$68,407	\$71,397	\$76,650



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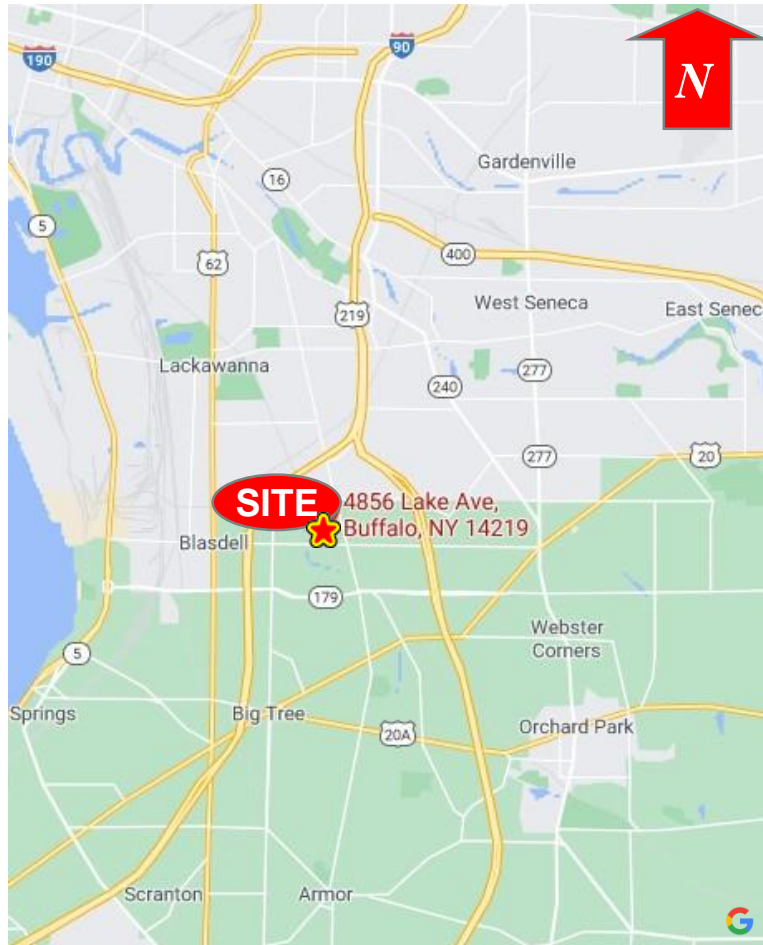
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# 4856 Lake Avenue Hamburg, NY

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Location Map



Aerial

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