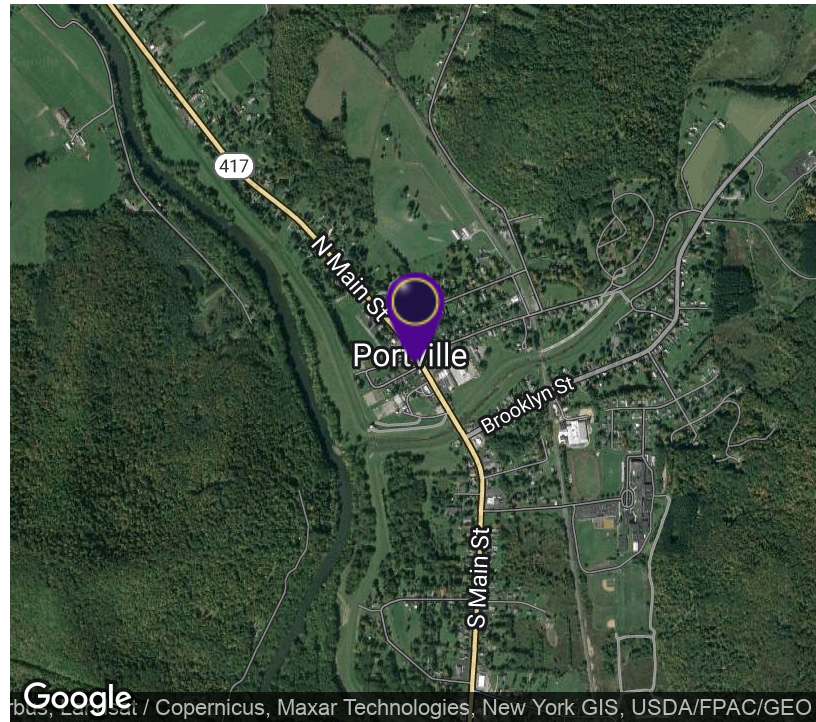


12 Main Street (South)

Portville, NY 14770



OFFERING SUMMARY

Sale Price: N/A

Available SF:

Lot Size: 0.66 Acres

Building Size: 3,500 SF

Zoning: Commercial

Price / SF: -

PROPERTY OVERVIEW

A mixed use row house style property with retail store on ground level (former community pharmacy) occupied by retail antique store (available for rent). A second floor 2 BR, 1 BA apartment with off street parking. Undeveloped space second floor space for additional apartment or office.

LOCATION OVERVIEW

Located in the center of the Portville community, this high visibility location on NY RT 417 P has the advantage of location and visibility.

PROPERTY HIGHLIGHTS

- Retail Facility
- High Traffic location
- Priced for Quick Sale

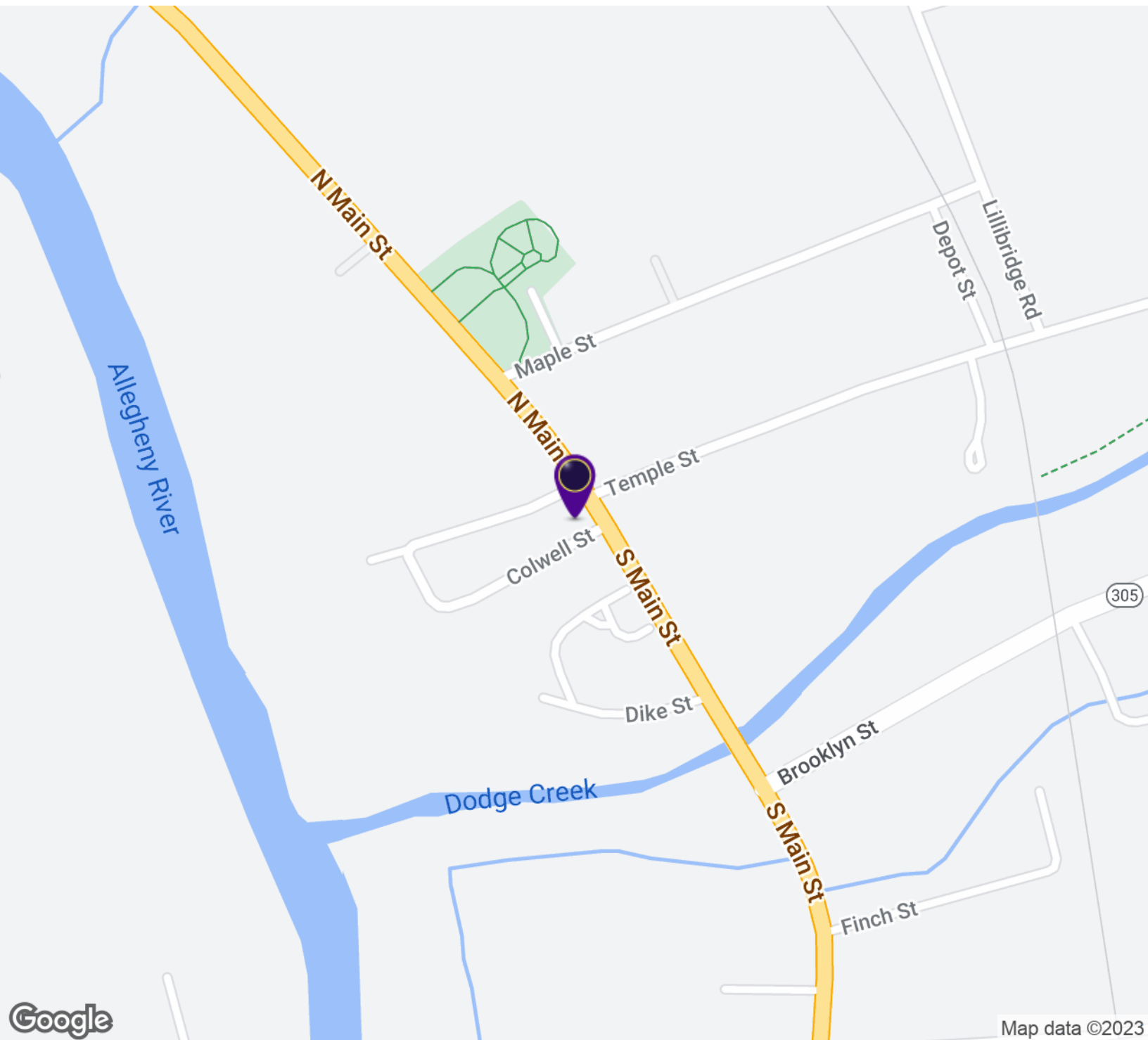


RICK RECCKIO
716.998.4422
rick@recckio.com

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

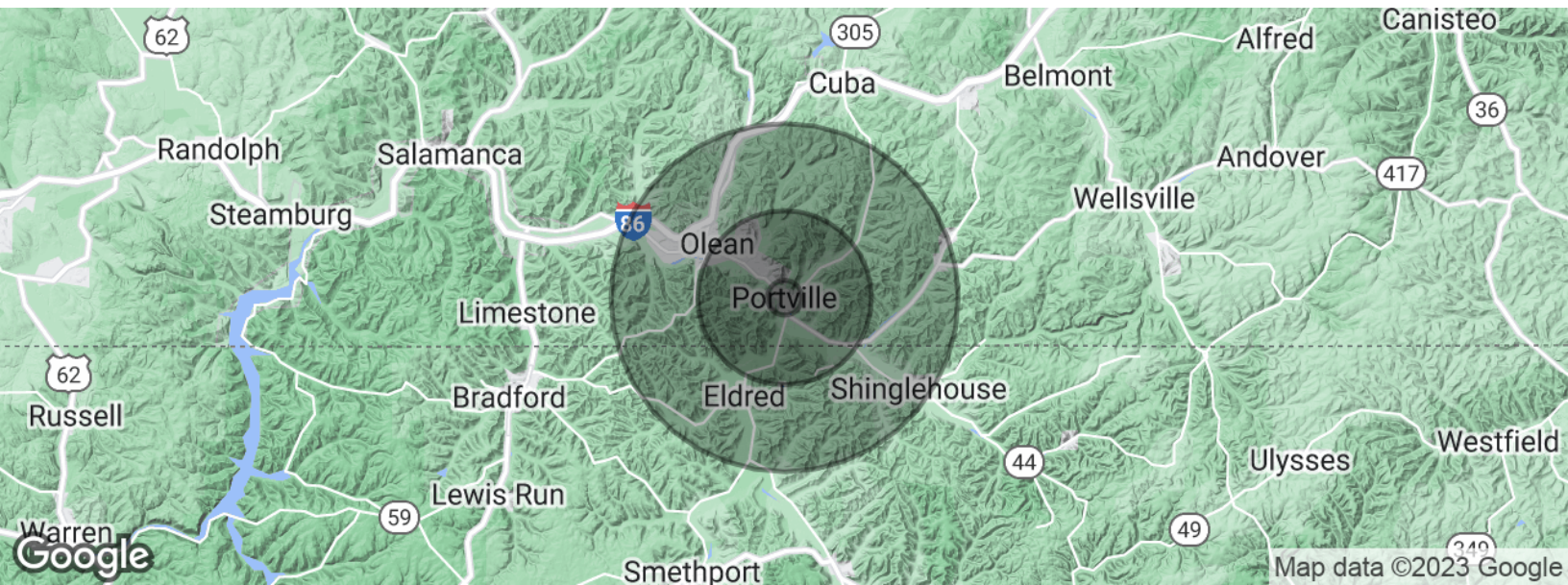
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	271	5,668	37,050
Median age	41.5	41.5	41.1
Median age (Male)	40.5	40.5	38.5
Median age (Female)	42.6	42.7	43.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	113	2,380	16,206
# of persons per HH	2.4	2.4	2.3
Average HH income	\$52,914	\$52,543	\$50,736
Average house value	\$75,826	\$79,366	\$86,346

* Demographic data derived from 2020 ACS - US Census



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