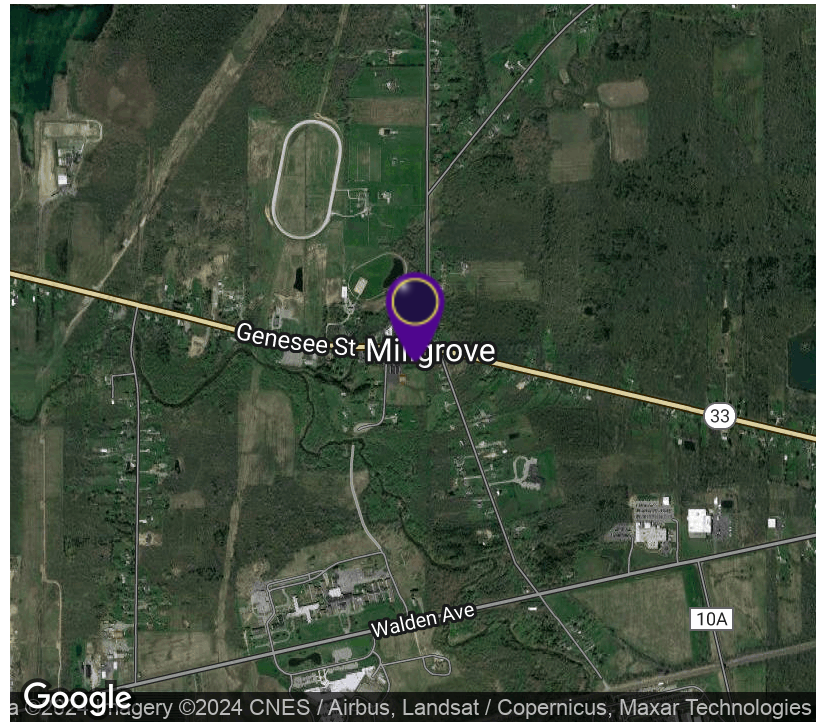


11639 Genesee Street

Alden, NY 14004



OFFERING SUMMARY

Sale Price: \$99,900

Available SF:

Lot Size: 0.84 Acres

Zoning: Commercial

Price / SF: \$2.73

PROPERTY OVERVIEW

This vacant land site is zoned commercial and can be developed for any type of retail, garage, or office uses.

LOCATION OVERVIEW

Located between Ransom Road and Millgrove Road and approximately 1 mile West of Walden Ave and Genesee Street intersection next to the Millgrove Volunteer Fire Hall.

PROPERTY HIGHLIGHTS

- Lot Size 150' x 243'
- 0.84 Acres
- Zoned Commercial
- Highway Visibility

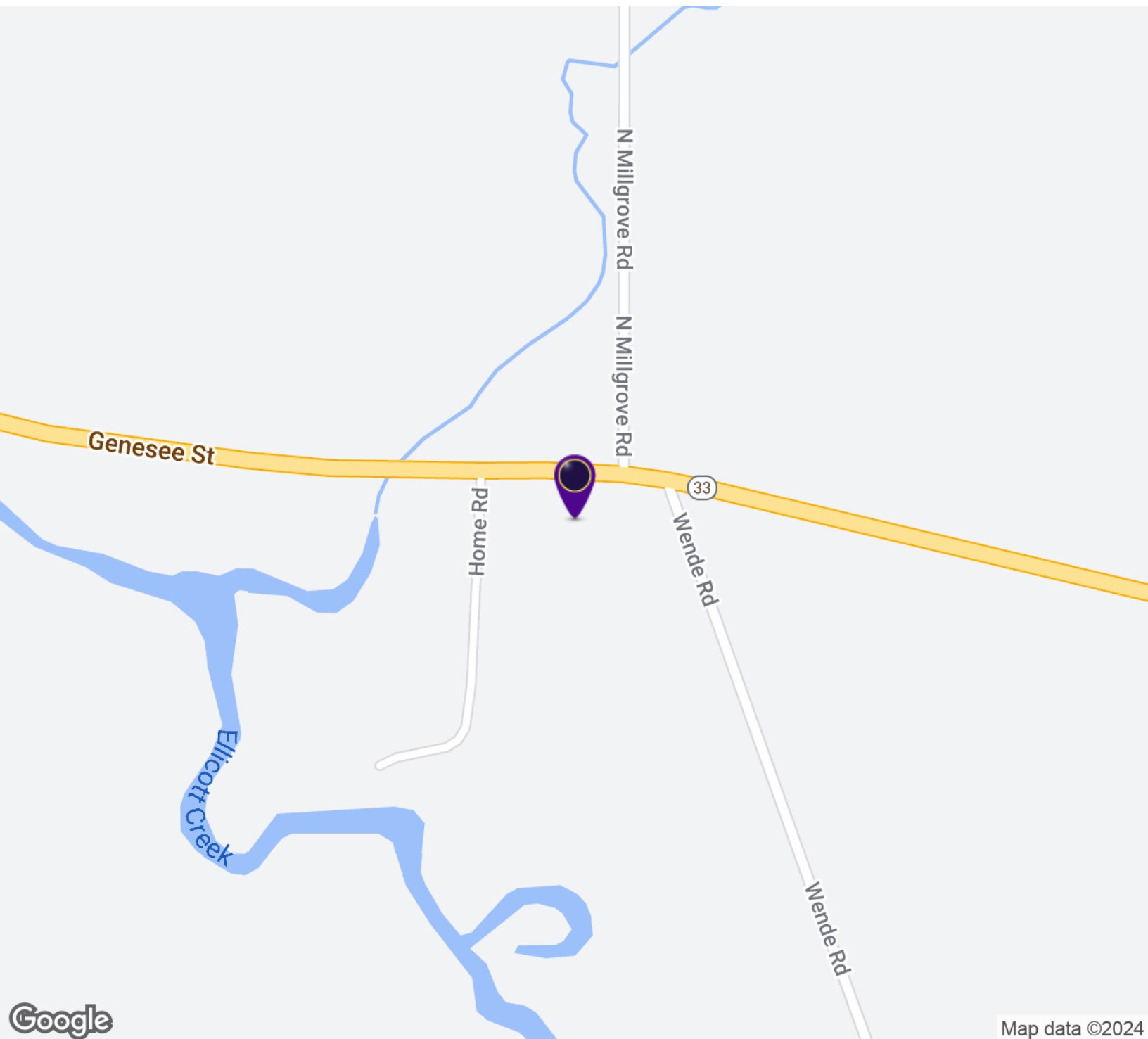


RICK RECCKIO
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4455 TRANSIT ROAD, SUITE 3B
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LOCATION MAP

11639 Genesee Street
Alden, NY 14004

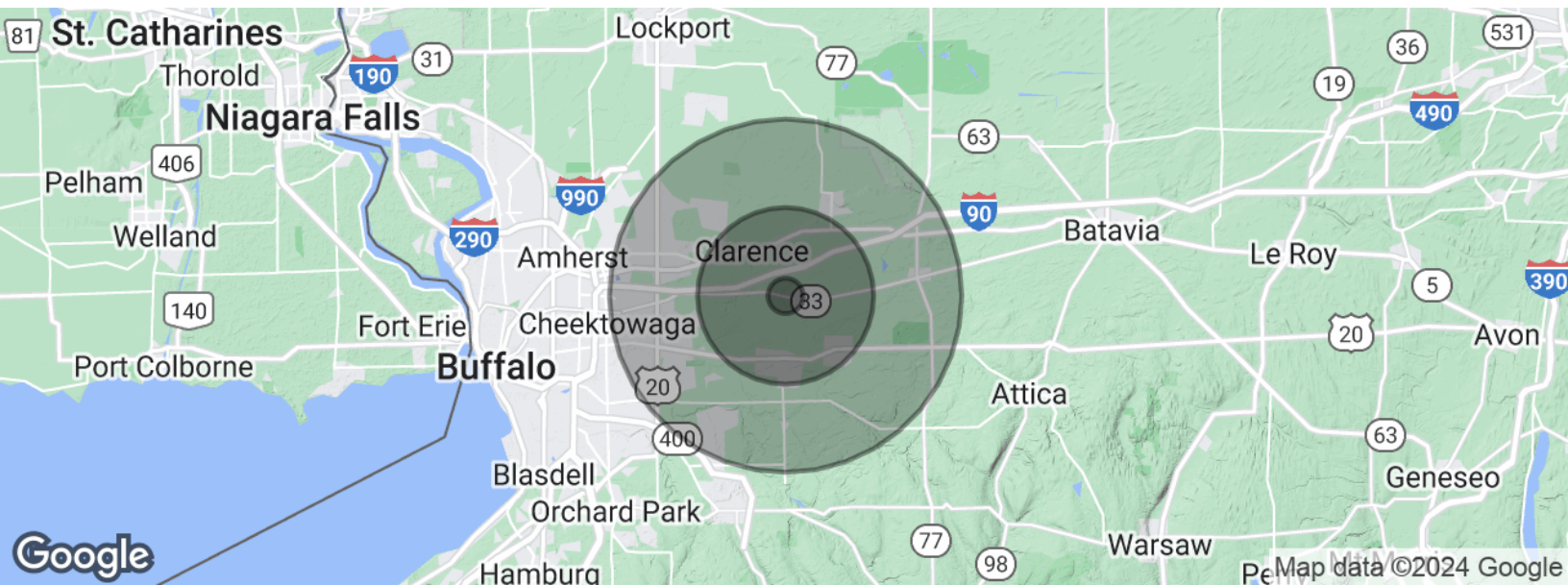


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POPULATION	1 MILE	5 MILES	10 MILES
Total population	923	23,055	121,947
Median age	51.0	44.8	42.0
Median age (Male)	46.5	42.5	40.3
Median age (Female)	57.0	47.8	43.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	190	8,122	45,165
# of persons per HH	4.9	2.8	2.7
Average HH income	\$70,891	\$77,424	\$79,240
Average house value		\$211,795	\$191,964

* Demographic data derived from 2020 ACS - US Census



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