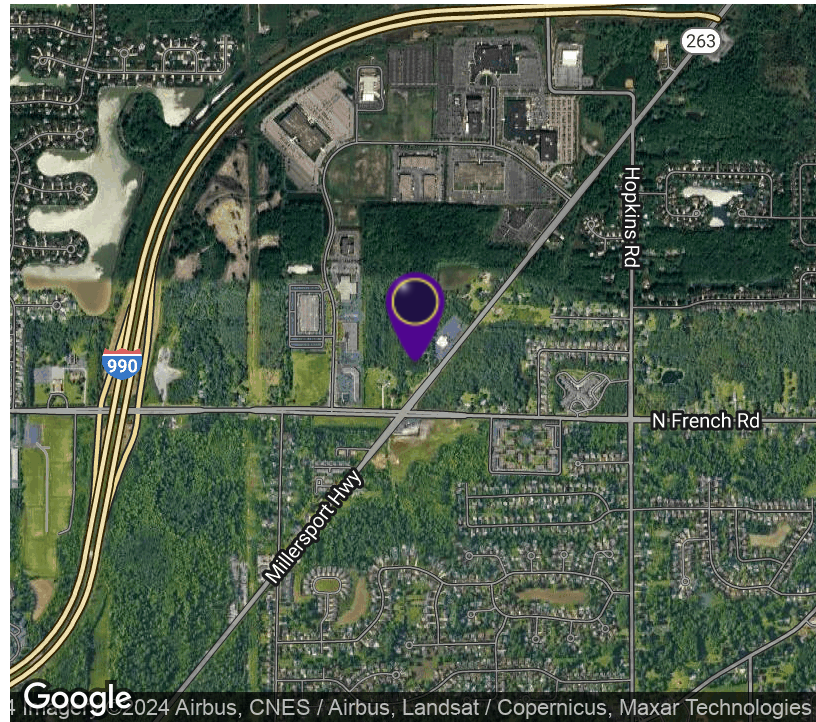
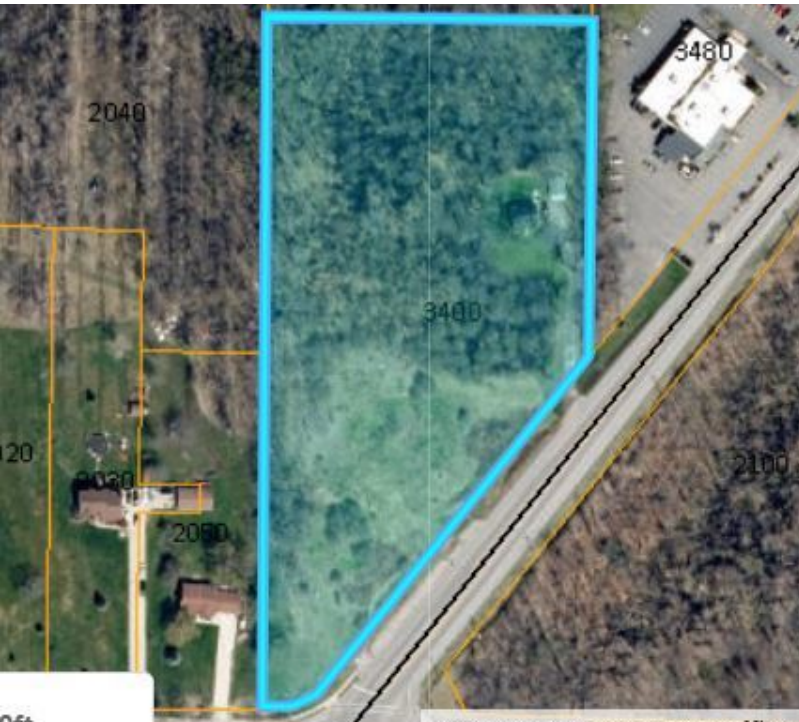


# 6.10+/- Acres Vacant Land

3400 Millersport Highway, Getzville, NY 14068



## OFFERING SUMMARY

Sale Price: \$745,000

Available SF:

Lot Size: 6.1 Acres

Zoning: General Business

Price / SF: \$2.80

## PROPERTY OVERVIEW

6.10+/- acre development site at the corner of Millersport Hwy at North French Road. This site has approximately 625'+/- of frontage on Millersport. Located next to Sean Patrick's restaurant. Both water and sewer are on site as well as a pre-existing 3 bedroom home which is currently being rented out situated on the north side of the property. This property has three different entrances on Millersport Highway. The owner is willing to divide. Wetlands located in the rear of the property.

## LOCATION OVERVIEW

Located at the intersection of Millersport Highway and North French Road. Close Proximity to the on/off ramp of the New York State Thruway I-990. Minutes from the University at Buffalo north campus, Niagara Falls Boulevard, Transit Road, and all major interstates including the New York State I-990, I-290, and the Kensington Expressway.

## PROPERTY HIGHLIGHTS

- Excellent Location
- High Visibility
- Zoned General Business
- 625+/- ' Frontage on Millersport Highway
- Existing Home On-Site Currently Being Rented
- Motivated Seller



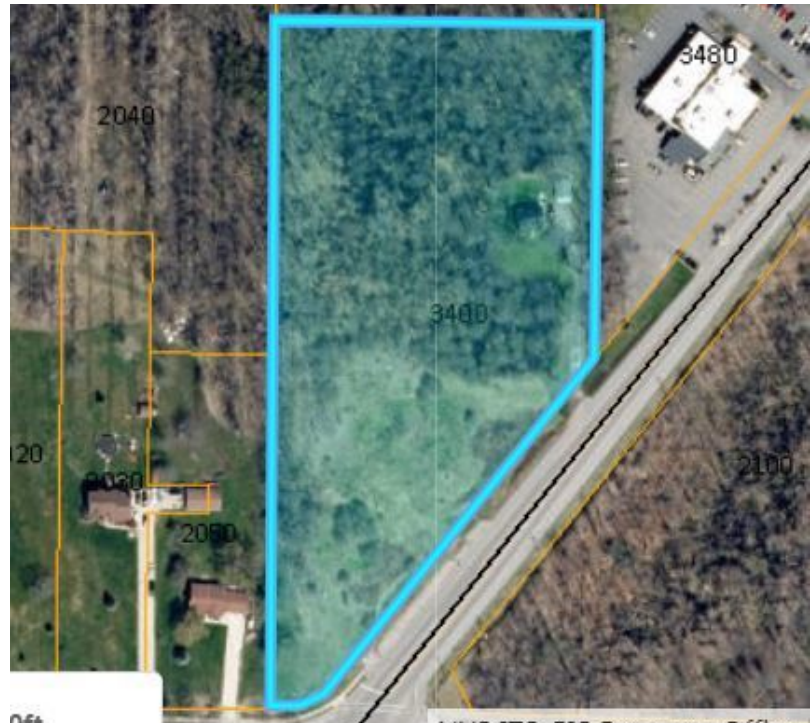
**RICK RECCKIO**  
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ADDITIONAL PHOTOS

# 6.10+/- Acres Vacant Land

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## LOCATION MAP

# 6.10+/- Acres Vacant Land

3400 Millersport Highway , Getzville, NY 14068



Map data ©2024

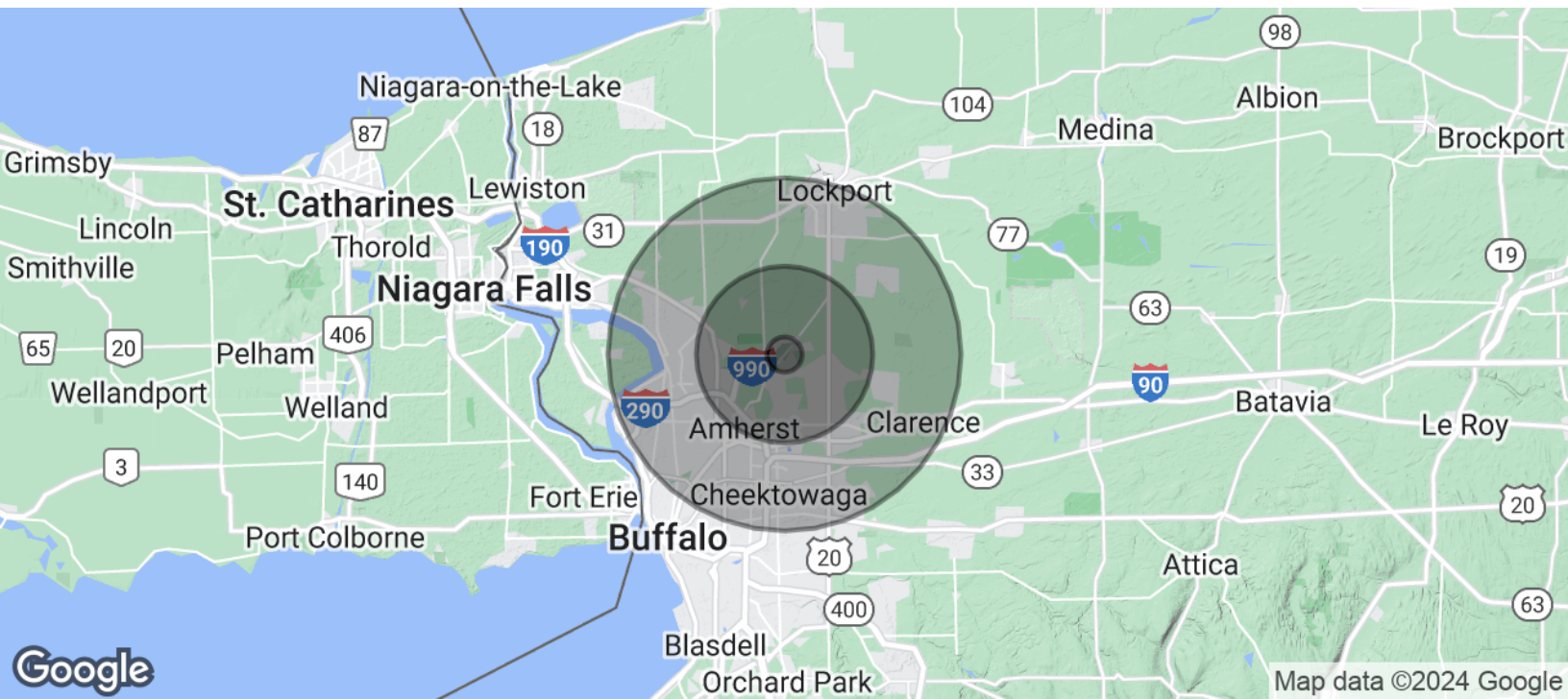


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## 6.10+/- Acres Vacant Land

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,716	116,513	567,292
Average age	37.7	41.1	40.0
Average age (Male)	36.9	38.8	37.8
Average age (Female)	38.2	43.3	41.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,366	43,884	233,182
# of persons per HH	2.7	2.7	2.4
Average HH income	\$108,765	\$92,483	\$66,472
Average house value	\$237,315	\$211,842	\$153,039

\* Demographic data derived from 2020 ACS - US Census



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