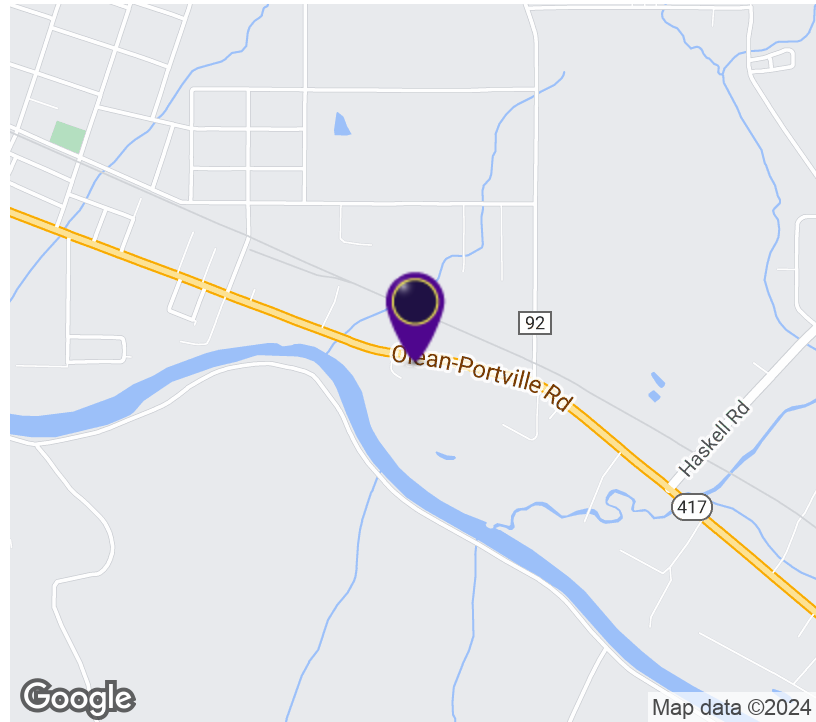


# Office, Storage, Apartments & Used Car Sales Lot

## 1651-1657 E State Street Route 417, Olean, NY 14760



### OFFERING SUMMARY

|                |                       |
|----------------|-----------------------|
| Sale Price:    | \$189,900             |
| Available SF:  | 1,592 - 2,400 SF      |
| Lease Rate:    | Call For More Details |
| Lot Size:      | 0.26 Acres            |
| Year Built:    | 1920                  |
| Building Size: | 2,400 SF              |
| Renovated:     | 2020                  |
| Zoning:        | Commercial            |
| Price / SF:    | \$79.12               |

### PROPERTY OVERVIEW

Excellent business opportunity with 2 apartments, office space, used car lot, and 2,400+/- SF storage building. Pylon Sign available at the road and on the building. Plenty of parking on a paved parking lot with excellent visibility. Offices recently remodeled in 2020. Storage building has 14' door with 16' ceiling heights, fully insulated, asking \$1,250/month Gross to lease.

### LOCATION OVERVIEW

Located at the east side of Olean nearby Olean Mall, Khols, JC Penny's, Wendy's, Burger King, Applebees, Aldi Foods, Tops Super Market, and many more retailers and restaurants.

### PROPERTY HIGHLIGHTS

- Excellent Exposure
- Paved Parking Lot
- 2,400+/- Storage Building Built 2016
- Offices Recently Remodeled 2020
- Front & Rear Patios On Office Space & Apartments
- Property Taxes \$5,880+/- per Year



**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

## ADDITIONAL PHOTOS

Office, Storage, Apartments & Used Car Sales Lot  
1651-1657 E State Street Route 417, Olean, NY 14760

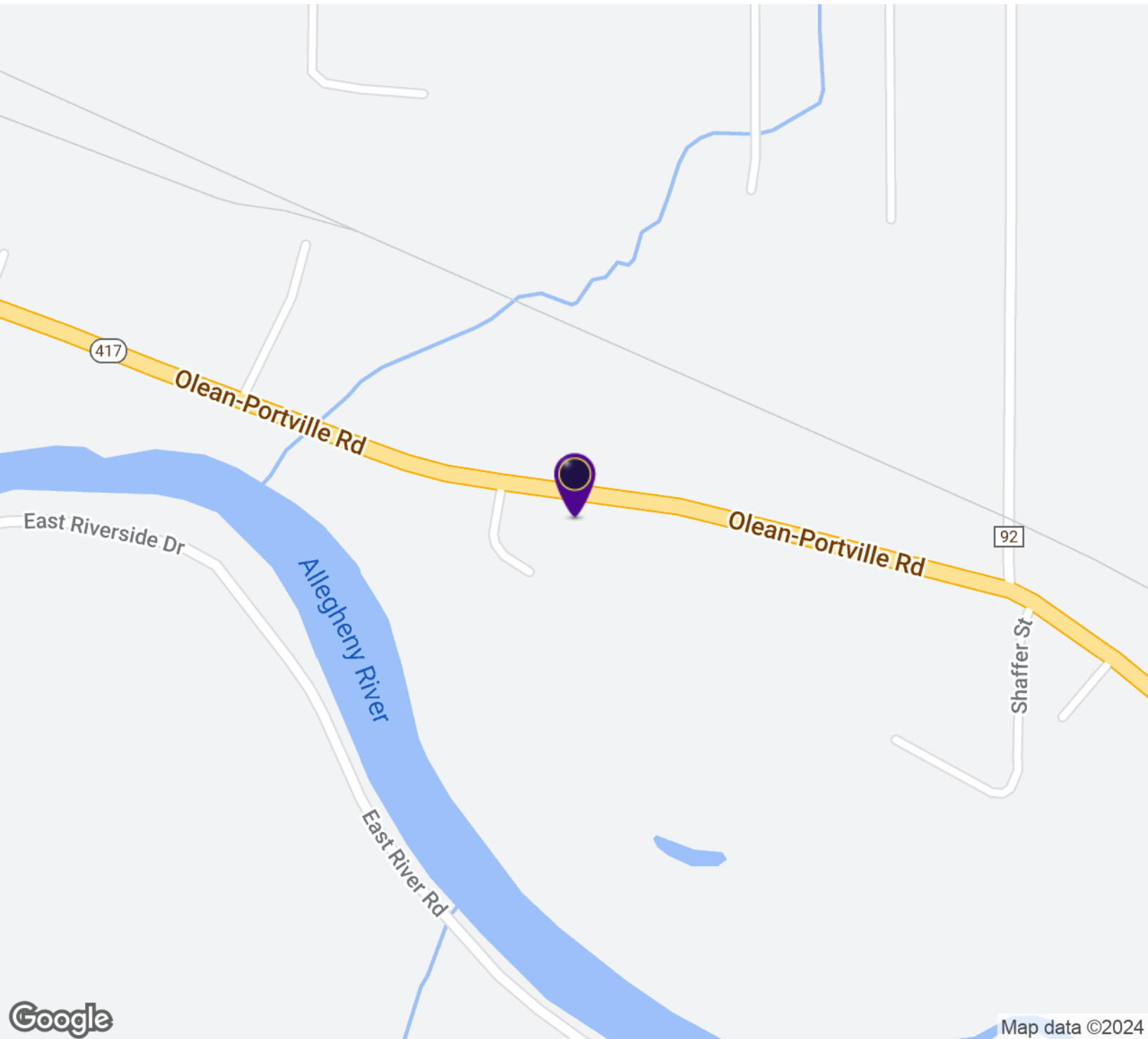


**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

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

## LOCATION MAP

Office, Storage, Apartments & Used Car Sales Lot  
1651-1657 E State Street Route 417, Olean, NY 14760



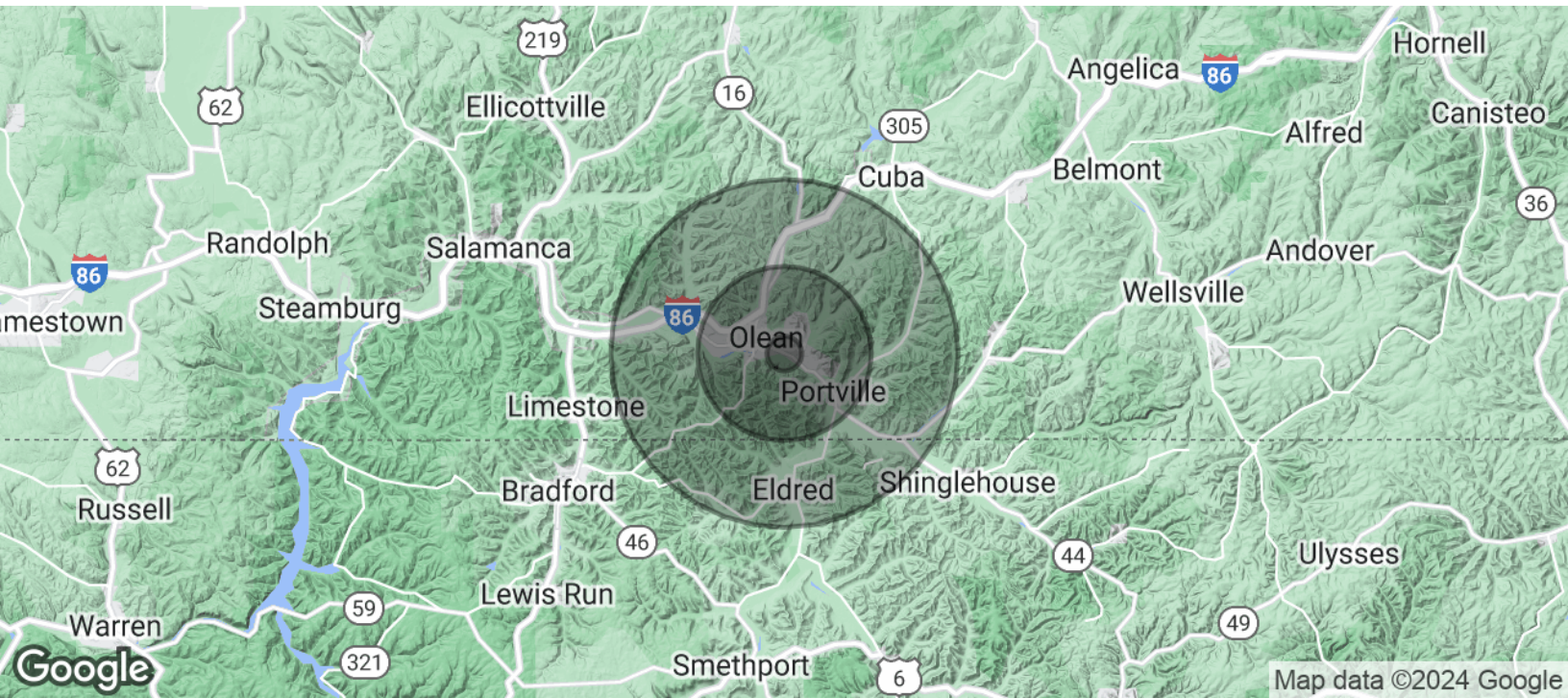
**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

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



## DEMOGRAPHICS MAP & REPORT

Office, Storage, Apartments & Used Car Sales Lot  
1651-1657 E State Street Route 417, Olean, NY 14760



| POPULATION           | 1 MILE    | 5 MILES  | 10 MILES |
|----------------------|-----------|----------|----------|
| Total Population     | 1,041     | 21,982   | 33,657   |
| Average age          | 42.9      | 40.4     | 42.8     |
| Average age (Male)   | 45.6      | 41.4     | 43.6     |
| Average age (Female) | 41.2      | 41.7     | 43.6     |
| HOUSEHOLDS & INCOME  | 1 MILE    | 5 MILES  | 10 MILES |
| Total households     | 504       | 10,561   | 16,878   |
| # of persons per HH  | 2.1       | 2.1      | 2.0      |
| Average HH income    | \$84,895  | \$56,625 | \$55,145 |
| Average house value  | \$106,123 | \$86,463 | \$90,353 |

\* Demographic data derived from 2020 ACS - US Census



**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