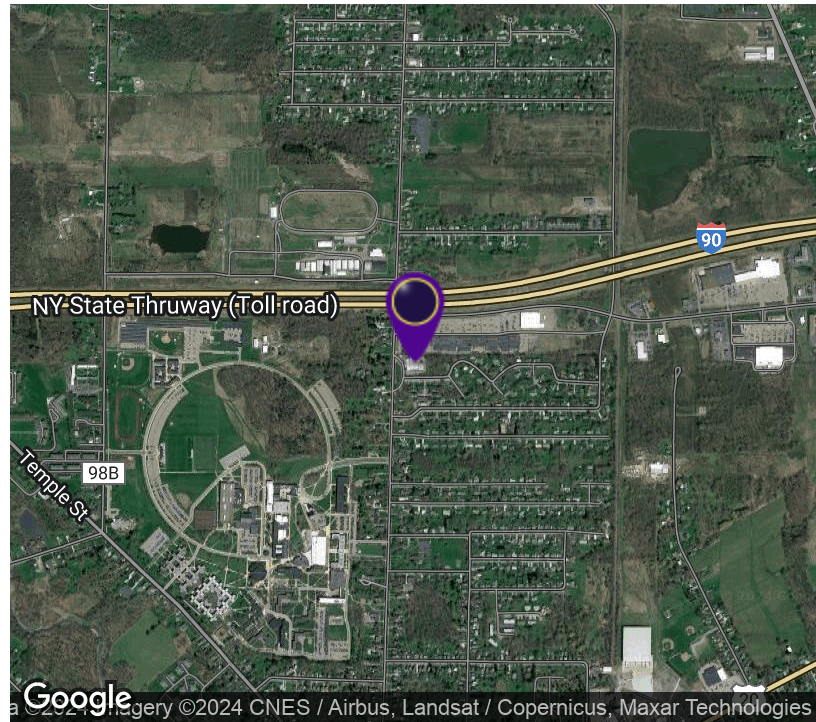


Investment/Commercial Retail

355 Central Ave, Fredonia, NY 14063



OFFERING SUMMARY

Sale Price:	\$895,000
Lot Size:	3.7 Acres
Year Built:	1971
Building Size:	26,727 SF
Zoning:	Commercial
Price / SF:	\$33.49

PROPERTY HIGHLIGHTS

- 26,727 +/- SF
- Investment Opportunity
- Retail/Professional Offices
- 3.7 +/- Acres
- Convenient Location



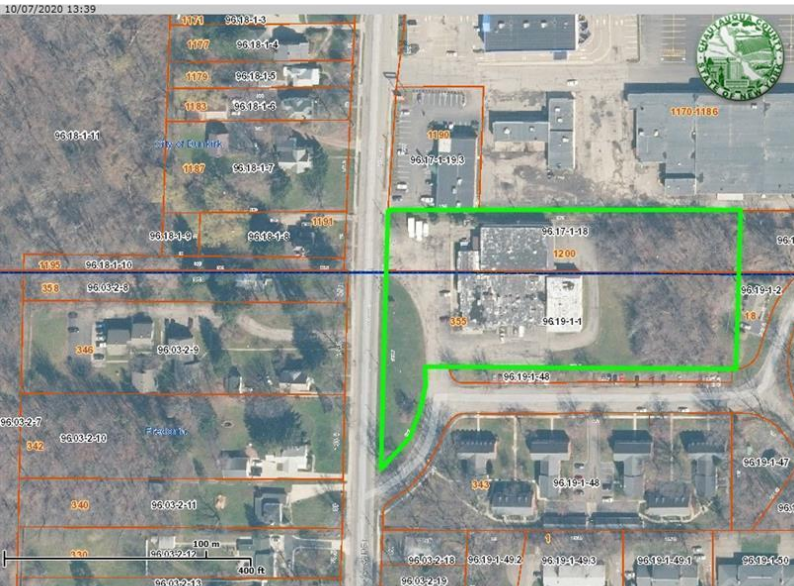
RICK RECCKIO
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PROPERTY DESCRIPTION

Investment/Commercial Retail

355 Central Ave, Fredonia, NY 14063



PROPERTY DESCRIPTION

Excellent investment opportunity. 26,727 +/- SF of Retail Space located on 3.7 +/- acres. Currently there are 11 businesses in place with the possibility of adding more. Many of these Tenants have occupied the building in long term leases (10+ years). The property has ample parking with front, side, and rear spaces as well as multiple entrances into the building giving tenants multiple entrances for there own spaces. Currently there are leased spaces ranging from 900+/- SF up to 9,400 +/- SF. Updates in the past 3 years include new heating and AC, new sidewalks and new blacktop parking lot resurfaced. The roof has been replaced on more than half of the building in 2020 and restored in 2021 with the warranty being included. Spaces have been well maintained and updated throughout the years.

LOCATION DESCRIPTION

355 Central Avenue between Birchwood Drive and Millard Fillmore Drive. Great location next to Fredonia State University College, D&F Plaza, Ollie's, Blasdel Pizza, Rite Aide, Big Lots and the NYS Thruway!



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ADDITIONAL PHOTOS

Investment/Commercial Retail

355 Central Ave, Fredonia, NY 14063

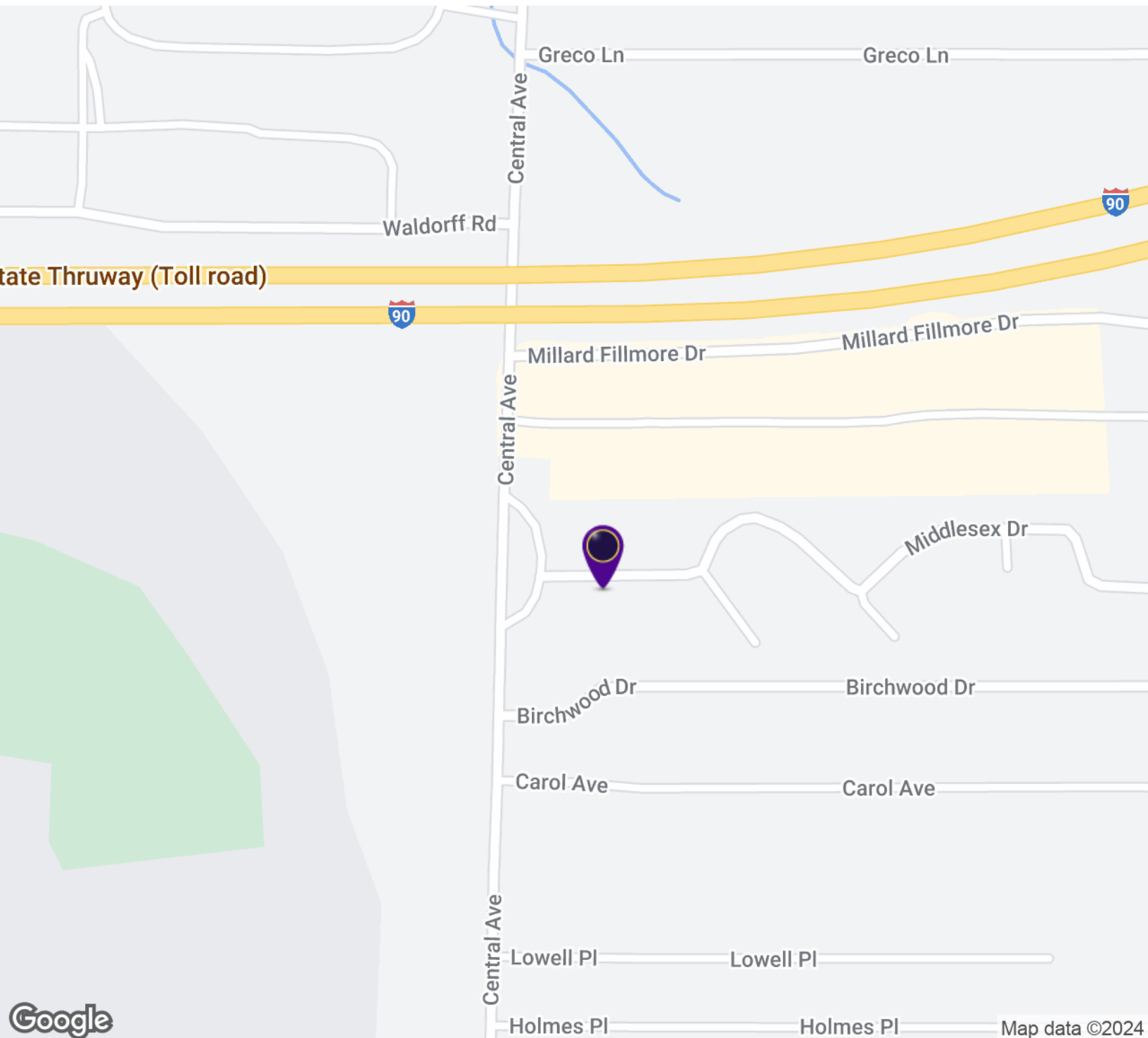


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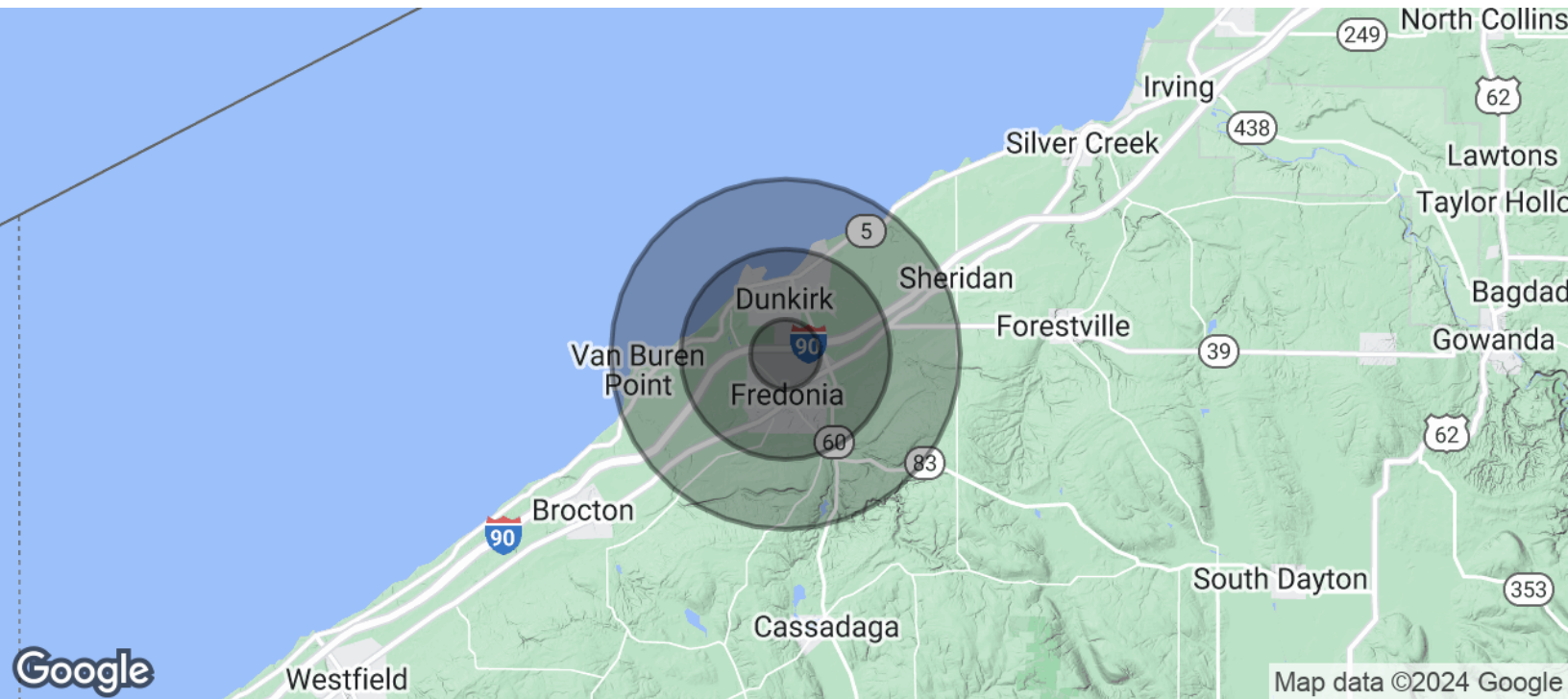
Investment/Commercial Retail

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Investment/Commercial Retail

355 Central Ave, Fredonia, NY 14063



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,037	29,066	32,508
Average Age	27.8	34.6	35.9
Average Age (Male)	27.1	32.3	33.5
Average Age (Female)	29.2	36.6	37.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,140	11,627	13,023
# of Persons per HH	3.8	2.5	2.5
Average HH Income	\$43,957	\$47,620	\$48,304
Average House Value	\$95,439	\$119,744	\$121,506

* Demographic data derived from 2020 ACS - US Census