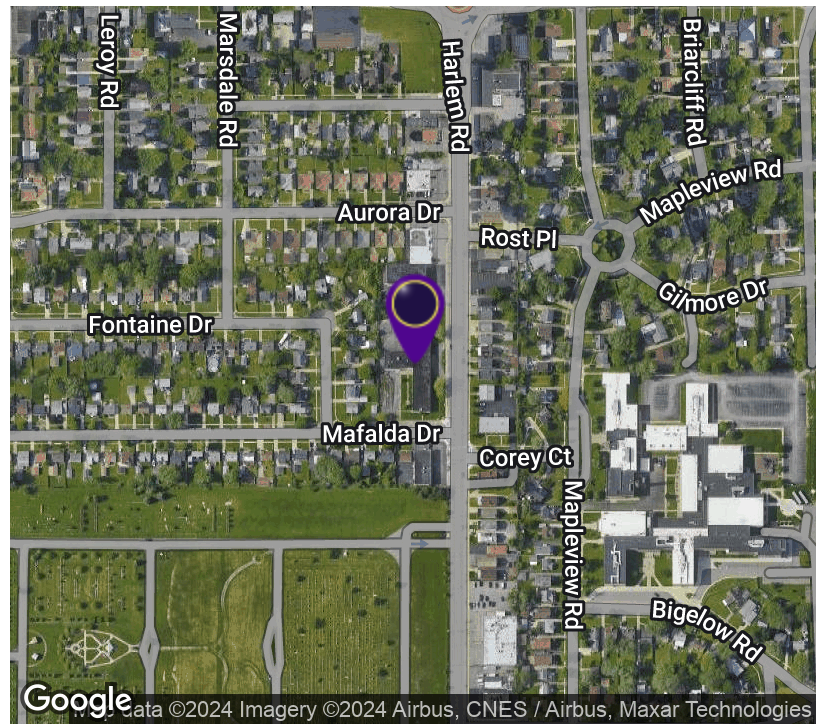
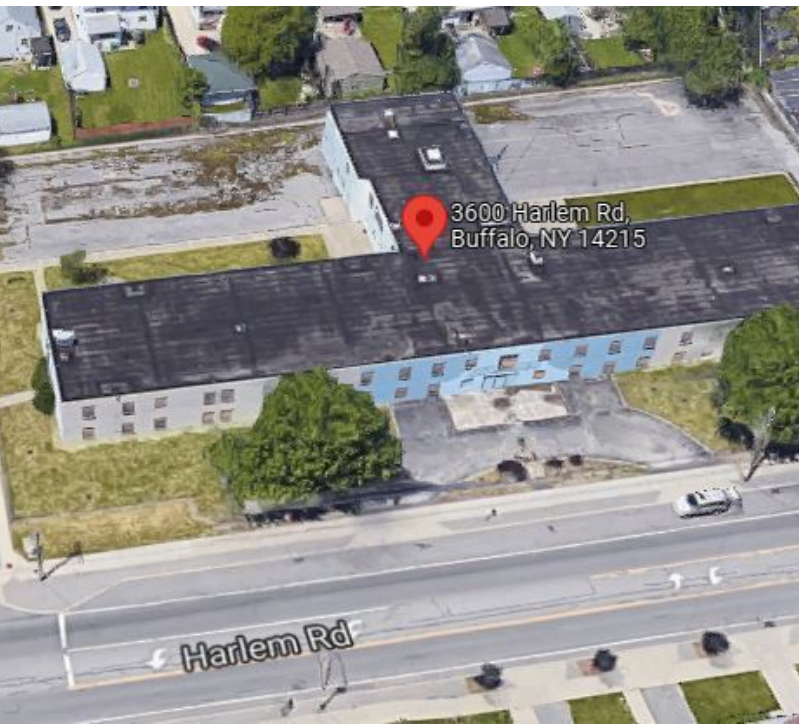


# Redevelopment Opportunity

3600 Harlem Road, Cheektowaga, NY 14215



## OFFERING SUMMARY

Sale Price: Call for More Details

Lot Size: 1.43 Acres

Year Built: 1961

Building Size: 39,496 SF

Zoning: Commercial

## PROPERTY OVERVIEW

Former Nursing home. 1.43 +/- acres with 39,496+ SF. building. Seller currently has Architectural Designs for for 2-3 story apartment building. Several designs available, 52 one bedroom with adding a wing in the back, 54 studio, and 94 one 7 two bedrooms with adding 2 wings and an additional floor. Excellent opportunity to own a mixed use property. For more information contact Rick Recckio 716-998-4422 or [rick@recckio.com](mailto:rick@recckio.com)

## LOCATION OVERVIEW

Located between Mafalda Drive and Aurora Drive on Harlem Rd, South of Kensington avenue and North of Cleveland drive, location on bus route.

## PROPERTY HIGHLIGHTS

- Redevelopment Opportunity
- 1.43 +/- Acres
- Lot Size: 328' +/- x 194' +/-
- 39,496 +/- SF Building
- 19,748 +/- SF Basement



**RICK RECCKIO**  
716.998.4422  
[rick@recckio.com](mailto:rick@recckio.com)

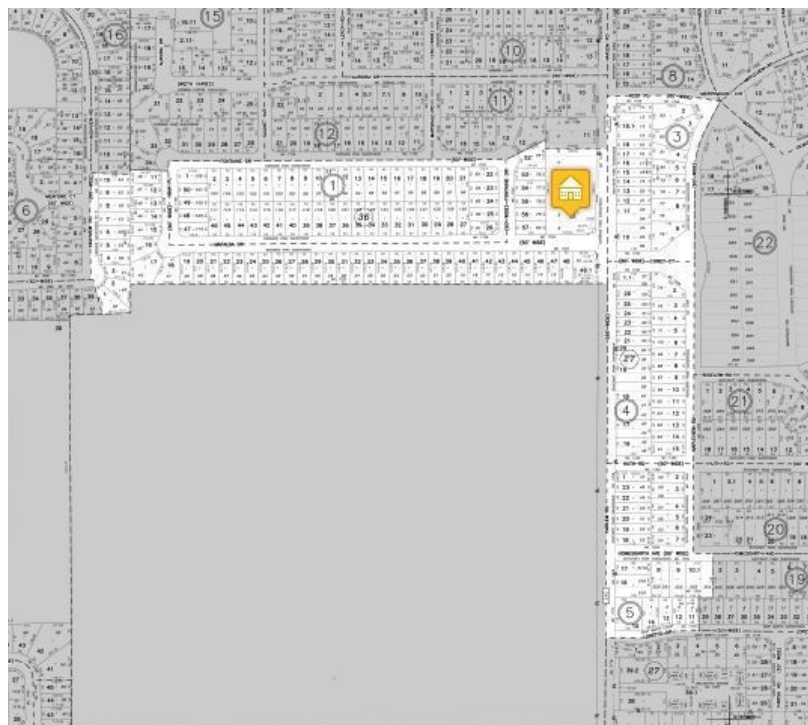
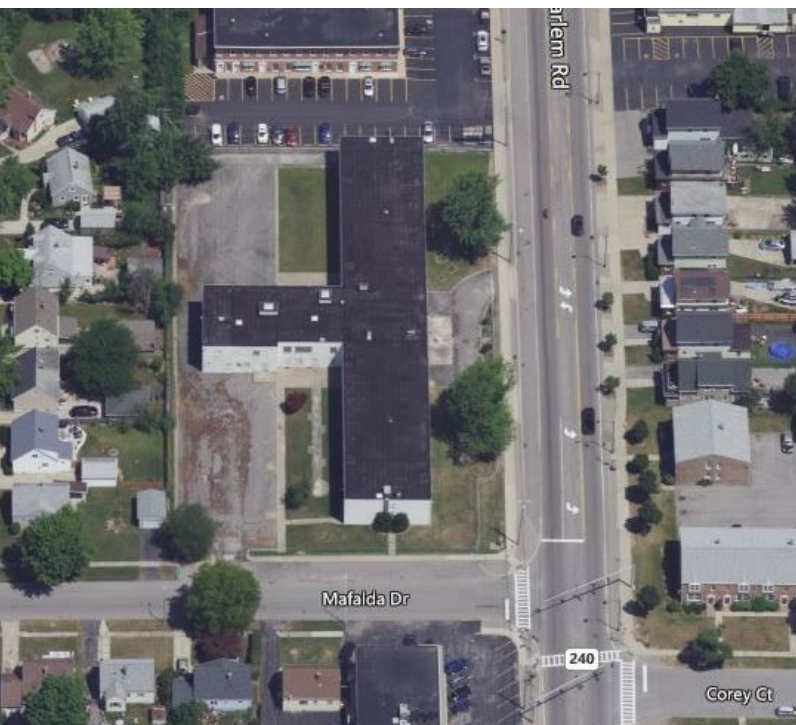
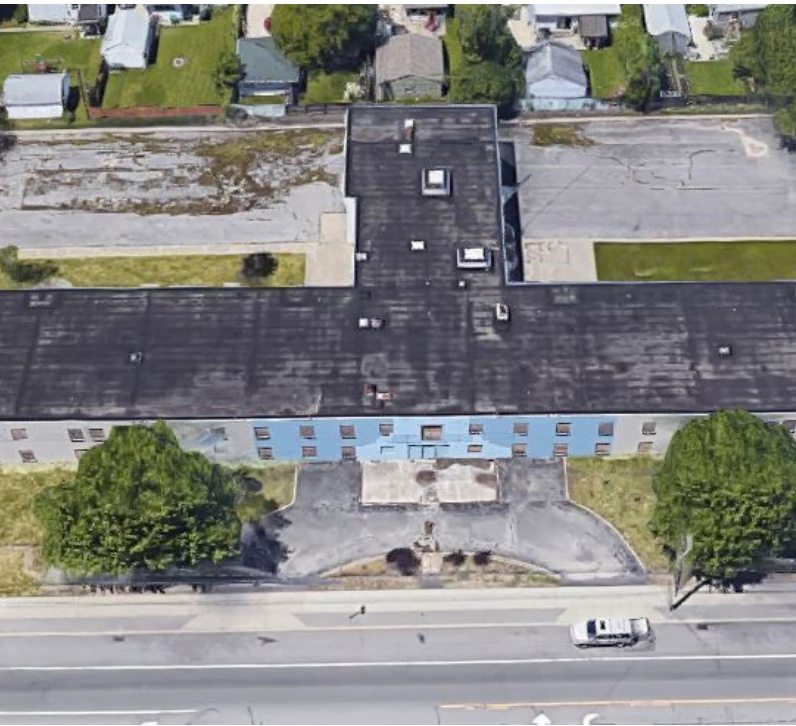
4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
[www.recckio.com](http://www.recckio.com)



ADDITIONAL PHOTOS

# Redevelopment Opportunity

3600 Harlem Road, Cheektowaga, NY 14215

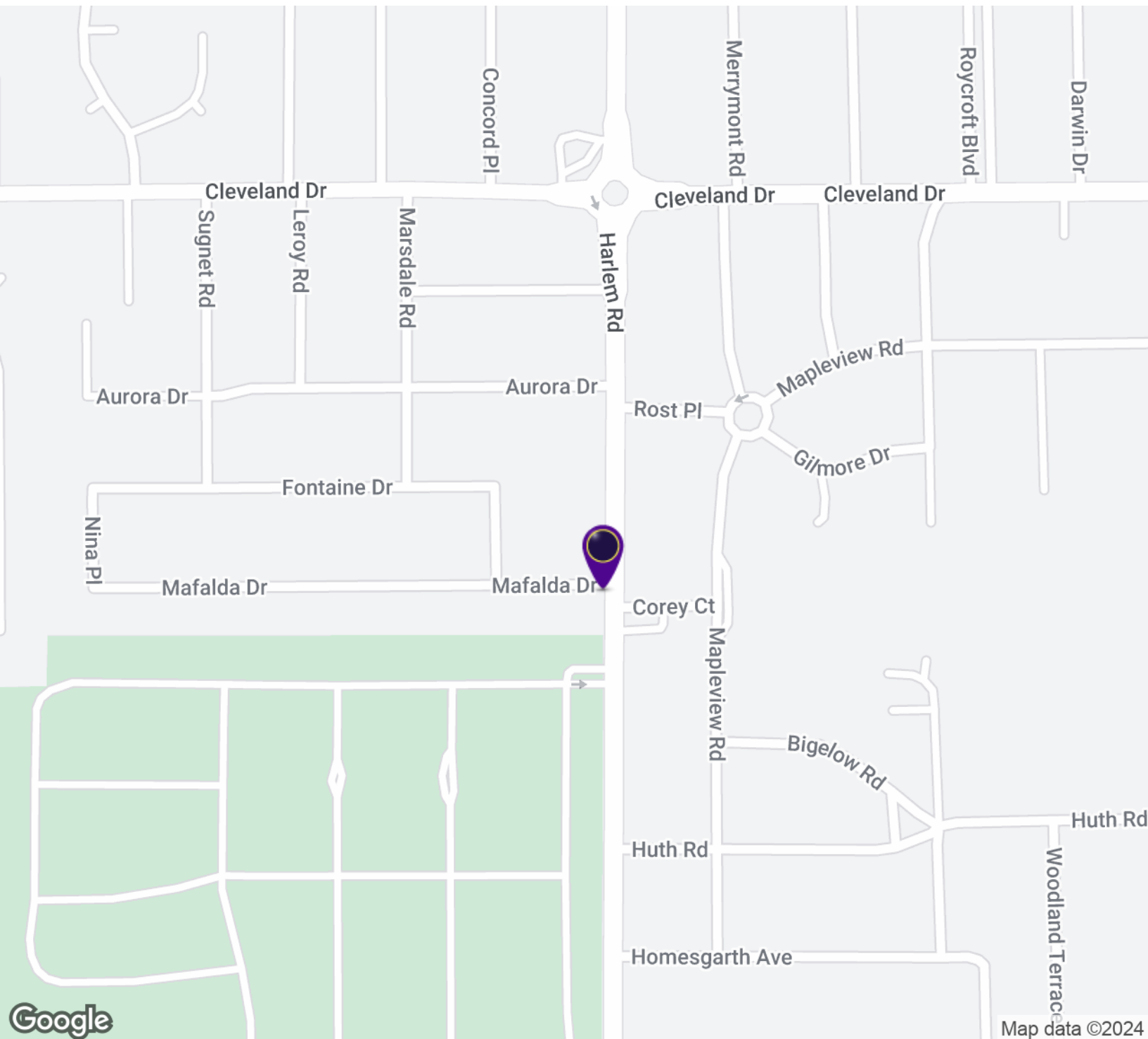


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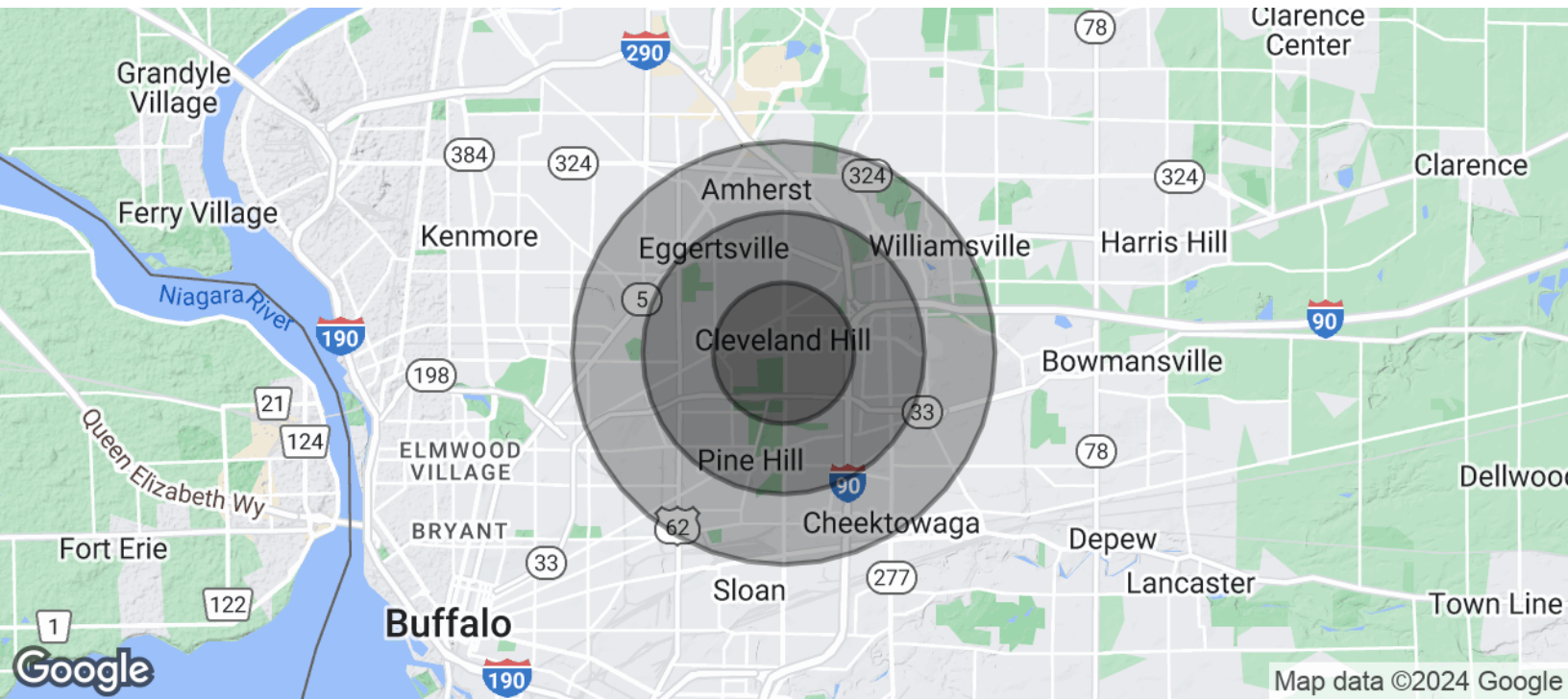
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# Redevelopment Opportunity

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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	14,721	68,067	141,553
Average Age	38.3	37.1	35.9
Average Age (Male)	34.7	34.2	33.2
Average Age (Female)	39.6	38.7	38.0
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	5,883	27,977	57,309
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$64,320	\$59,107	\$55,963
Average House Value	\$96,565	\$92,928	\$100,783

\* Demographic data derived from 2020 ACS - US Census