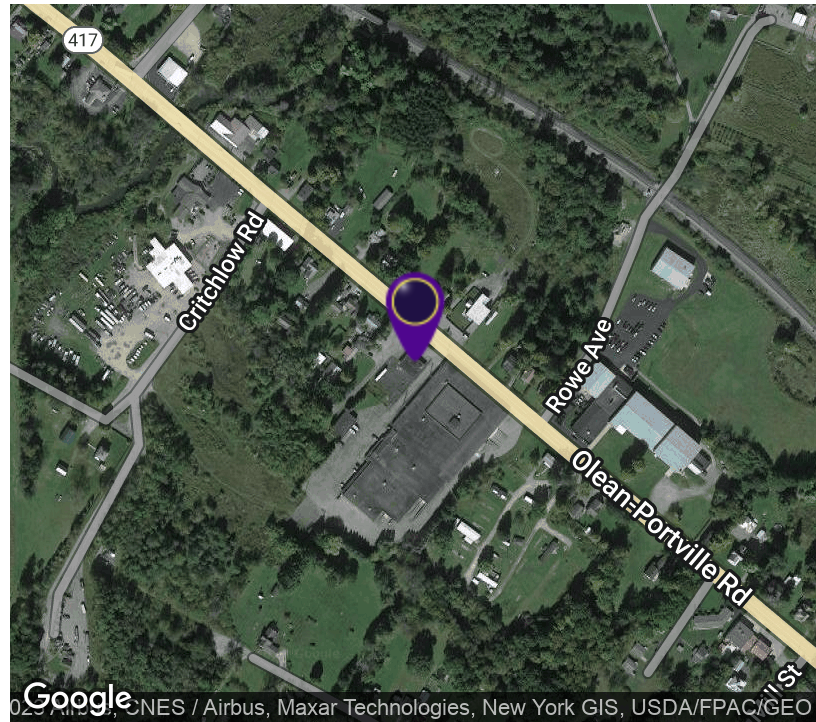


New Price! 2,248+/- SF Retail/Office Space

1425 Olean-Portville Rd, Olean, NY 14760



OFFERING SUMMARY

Sale Price:	\$175,000
Available SF:	2,248 SF
Lease Rate:	\$2,495.00 per month (Gross)
Lot Size:	0.12 Acres
Building Size:	2,248 SF
Zoning:	Commercial
Price / SF:	\$77.85

PROPERTY OVERVIEW

This former well-established pet shop business and property has been owned and operated by the same owners for 44 years and a pet store for over 50 years. This is a great opportunity to own your own business. Property can be purchased without the equipment and turned into any great retail or office opportunity. Building consists of 2,248 +/- square feet with a full basement, situated on a lot size of 148' X 225'. The building has main road frontage and is highly visible with a pylon sign at the street and building signage. There are large windows across the front for a great display and are easily viewable from the street. Call for full details.



RICK RECCKIO
716.998.4422
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4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

PROPERTY SUMMARY

New Price! 2,248+/- SF Retail/Office Space
1425 Olean-Portville Rd, Olean, NY 14760



LOCATION DESCRIPTION

Located near the Allegany River off of Olean-Portville Road in Olean, NY. Nearby businesses include an Ashley Home Furniture Store, R&R Transmissions, Advanced Auto Parts, Hammond's Used Furniture, U-Haul, and Southern Tier Polaris.

PROPERTY HIGHLIGHTS

- 2,248 +/- SF Building
- Formally a Well Established Business
- Turn-Key Business Opportunity
- Pet Shop was in Business for Over 50 Years
- Full Basement
- Fenced in Rear Yard



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ADDITIONAL PHOTOS

New Price! 2,248+/- SF Retail/Office Space
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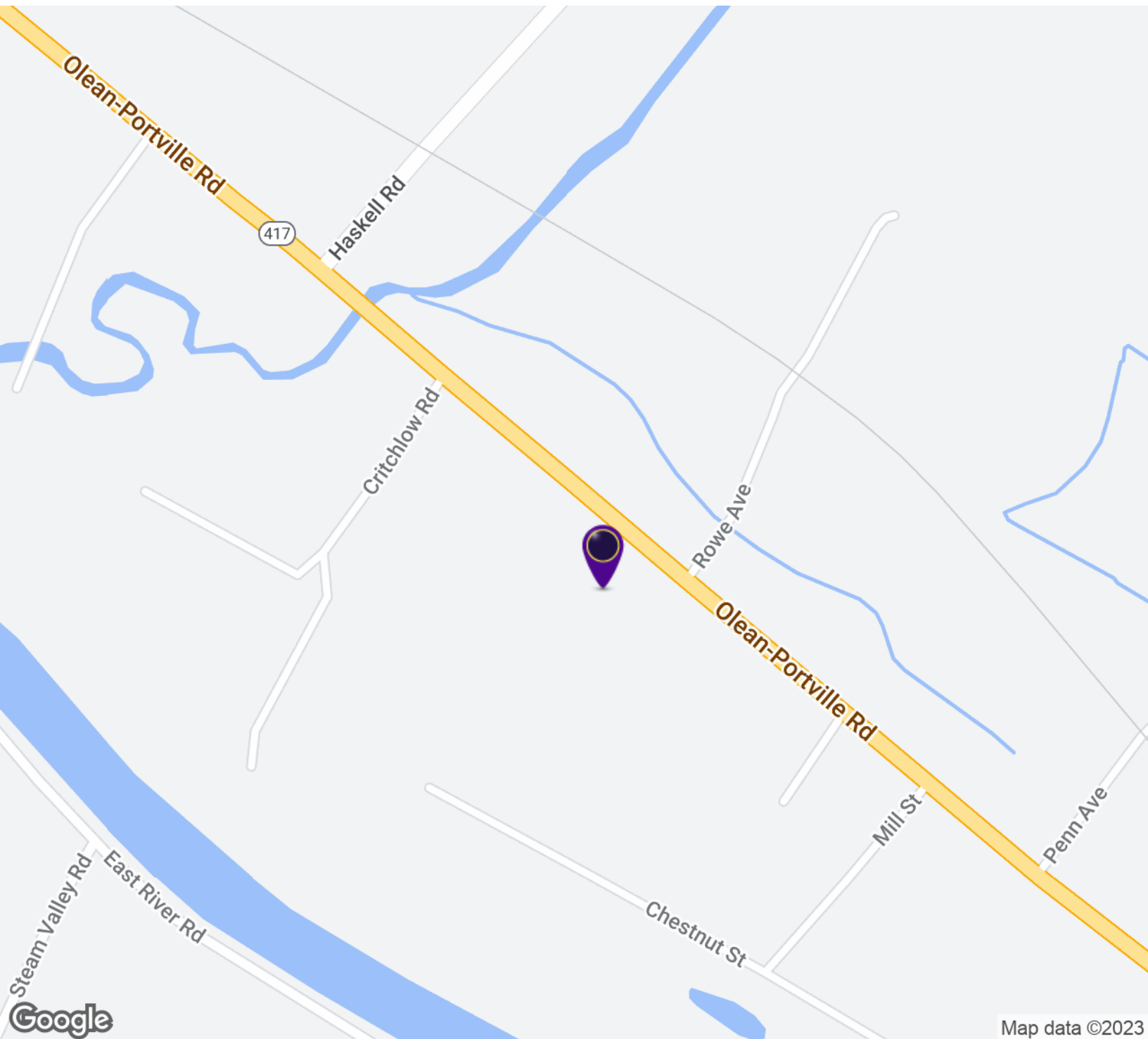


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LOCATION MAP

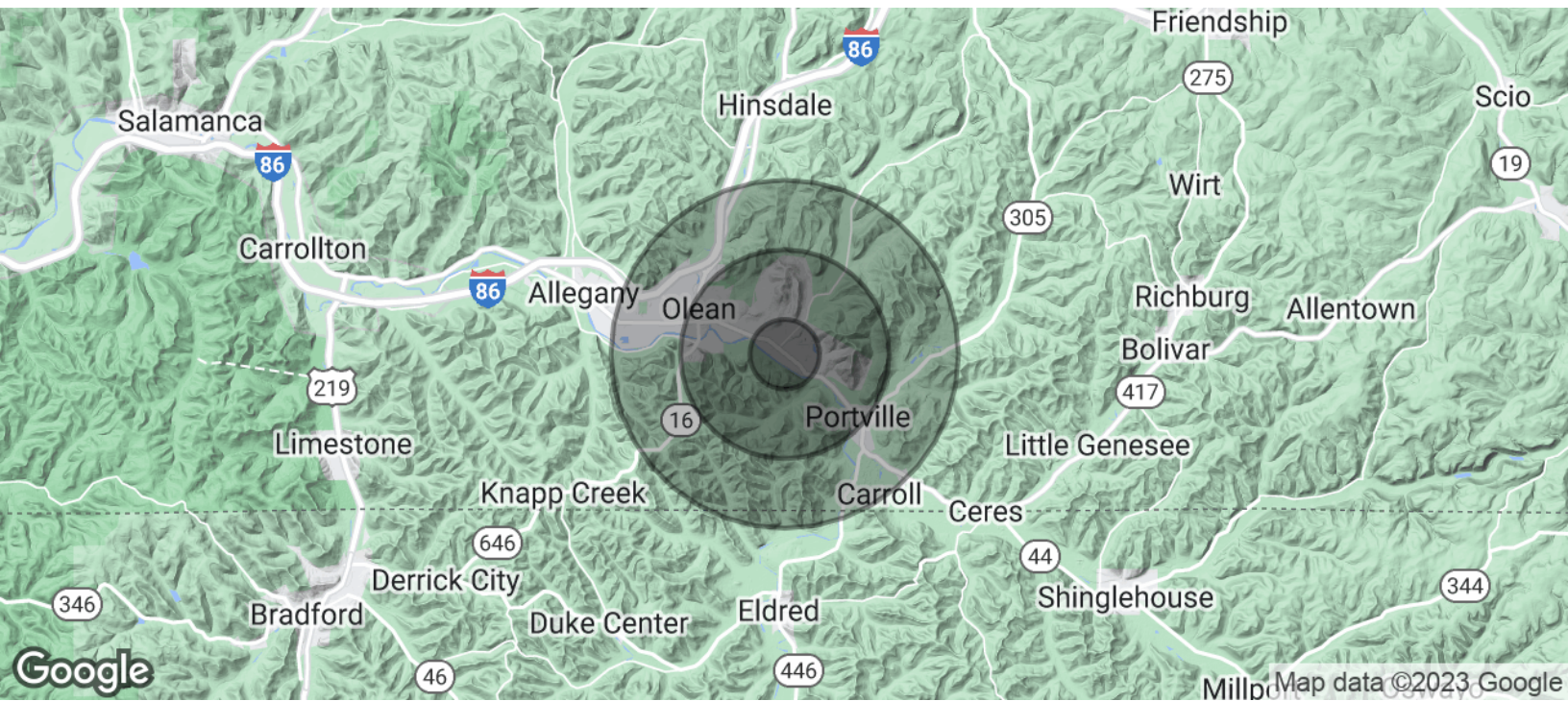
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New Price! 2,248+/- SF Retail/Office Space 1425 Olean-Portville Rd, Olean, NY 14760



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	240	9,465	20,574
Average Age	51.5	38.4	40.7
Average Age (Male)	53.4	43.0	42.1
Average Age (Female)	49.2	38.8	42.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	126	4,801	10,162
# of Persons per HH	1.9	2.0	2.0
Average HH Income	\$61,018	\$55,699	\$55,486
Average House Value	\$105,839	\$78,920	\$83,443

* Demographic data derived from 2020 ACS - US Census



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