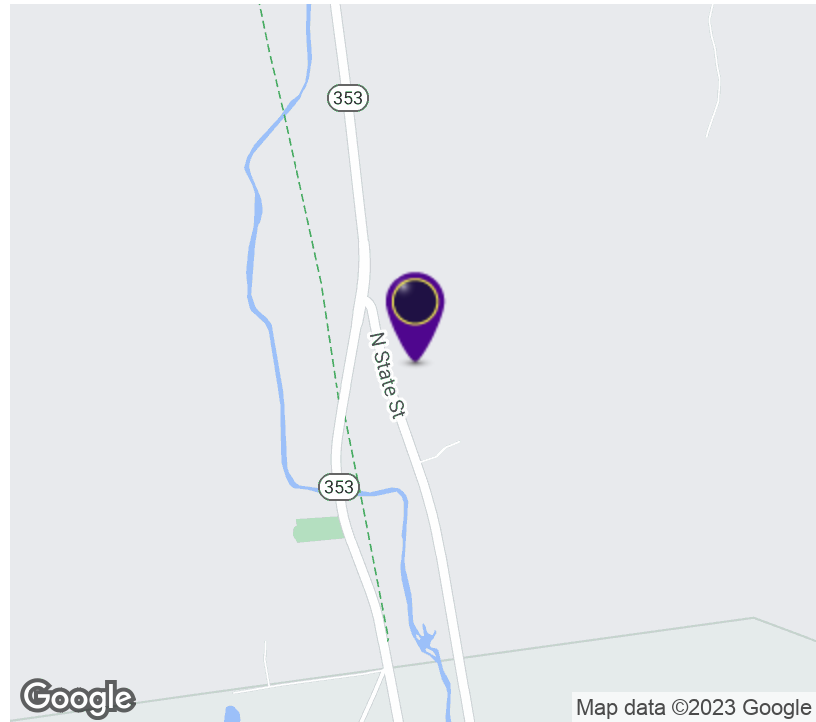


Office Complex Redevelopment

4250 N State Street, Salamanca, NY 14779



OFFERING SUMMARY

Sale Price:	\$700,000
Available SF:	
Lease Rate:	Call for Details
Lot Size:	5.0 Acres
Year Built:	1990
Building Size:	12,800 SF
Renovated:	2022
Zoning:	Commercial
Price / SF:	\$54.69

PROPERTY OVERVIEW

12,800+/- SF Office complex available for redevelopment. Large 7,040+/- SF Office area (clear span structure) designed with modern security in mind. Office has panoramic view of area and features over 50+ car parking lot with accessible parking lot. 5,760+/- SF warehouse with 16' high clear span ceiling and potential loading dock. Property has HP natural gas, fiber optic broadband, 3 phase 480V electric service. New HVAC in office suites, new LED lighting, new roof. Owner willing to build-out to suit. Sell or Lease. Additional 32 acres available for separate purchase

PROPERTY HIGHLIGHTS

- 12,800+/- SF Office Complex
- 7,040+/- SF Office Area
- 5,760+/- SF Warehouse
- 16' Ceiling span
- HP Natural Gas
- Fiber Optic Broadband
- 3 Phase 480V Electric Service
- New HVAC, New LED lighting, New Roof

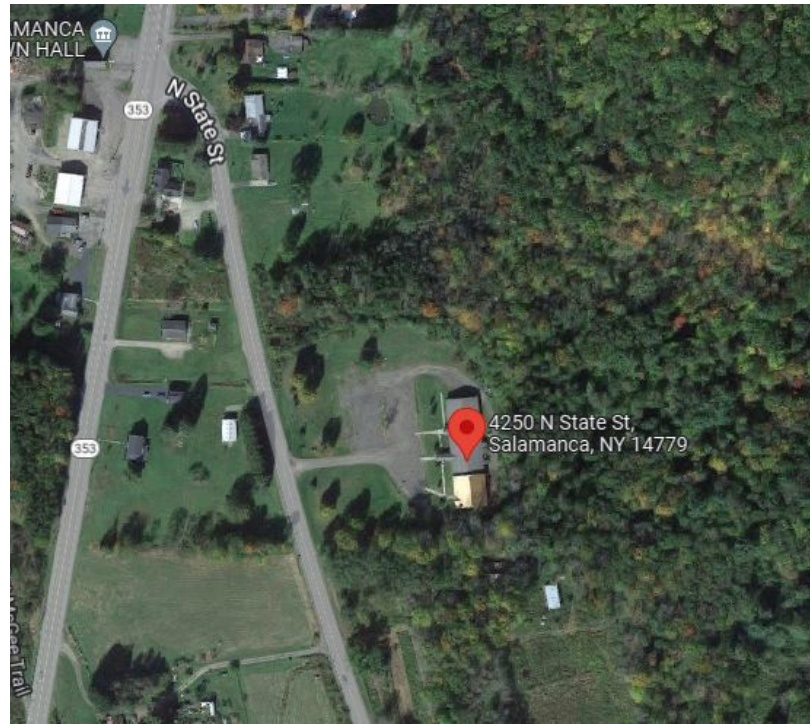


RICK RECCKIO
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LOCATION DESCRIPTION

Easy drive from Jamestown, Olean and Bradford. Two miles from the Seneca Allegany Casino and Hotel. Just a 10 or 15 minute drive south of Ellicottville. 2 miles from I-86 Exit 20.

Office Complex Redevelopment

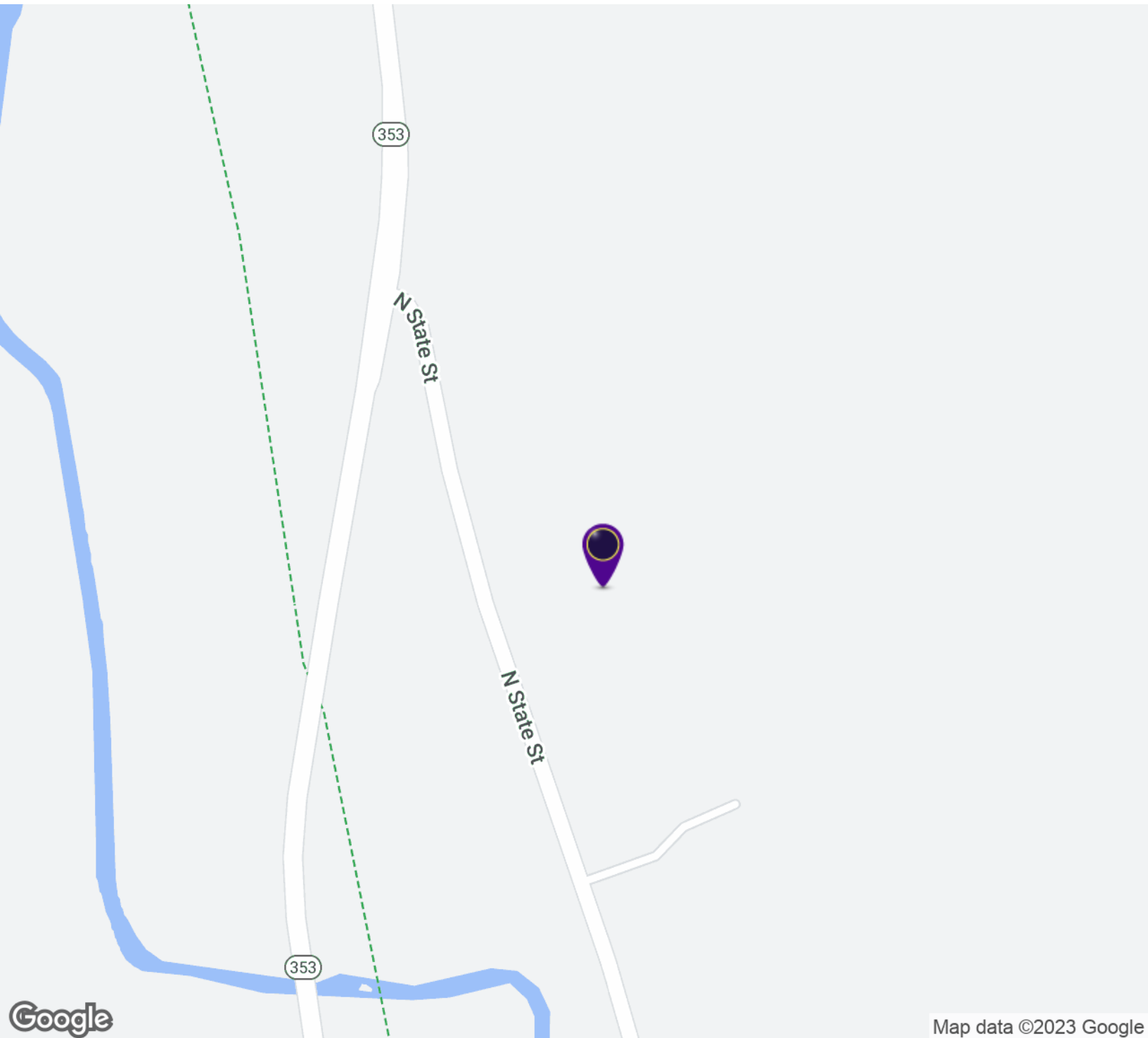
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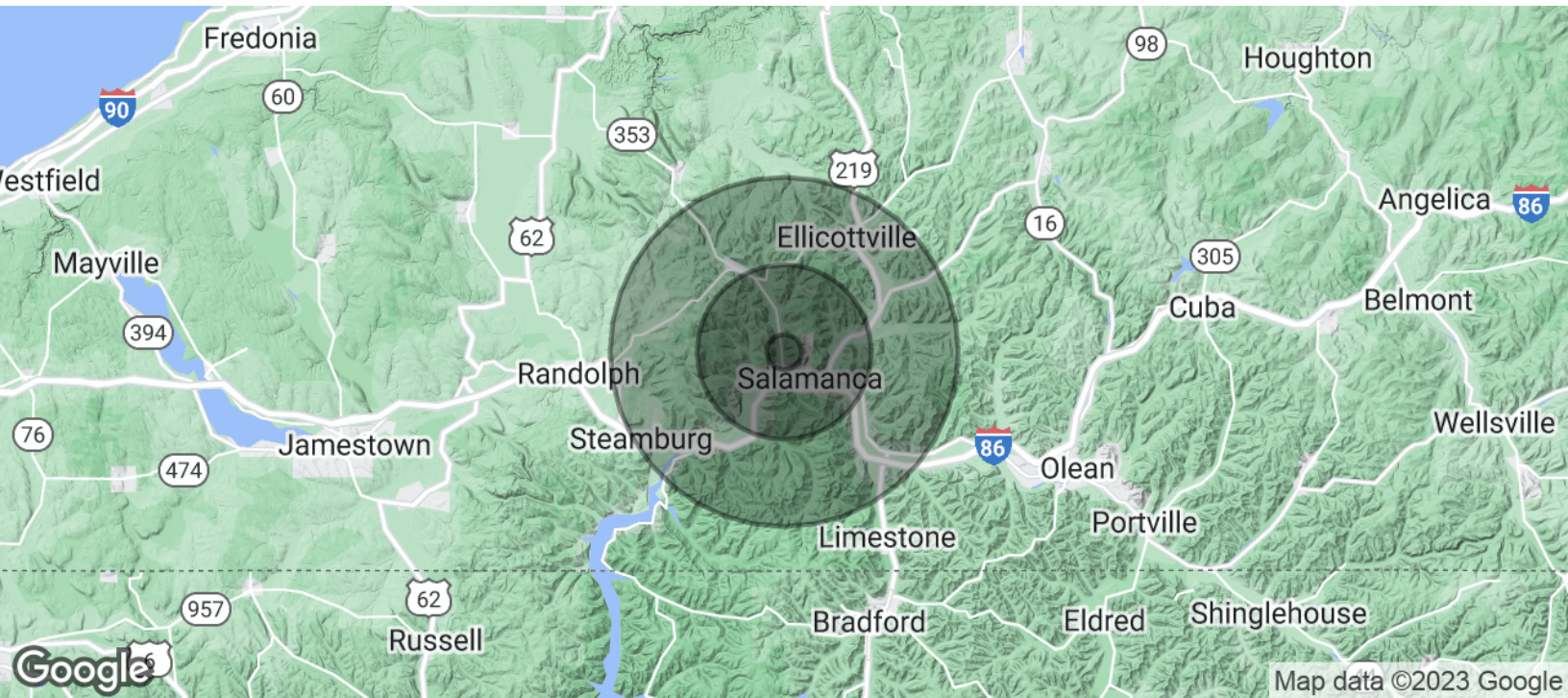
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	208	7,247	13,967
Average Age	41.1	39.5	42.7
Average Age (Male)	40.4	37.4	41.8
Average Age (Female)	41.0	40.6	43.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	118	3,873	9,102
# of Persons per HH	1.8	1.9	1.5
Average HH Income	\$35,635	\$39,977	\$38,078
Average House Value	\$760,574	\$119,776	\$132,467

* Demographic data derived from 2020 ACS - US Census