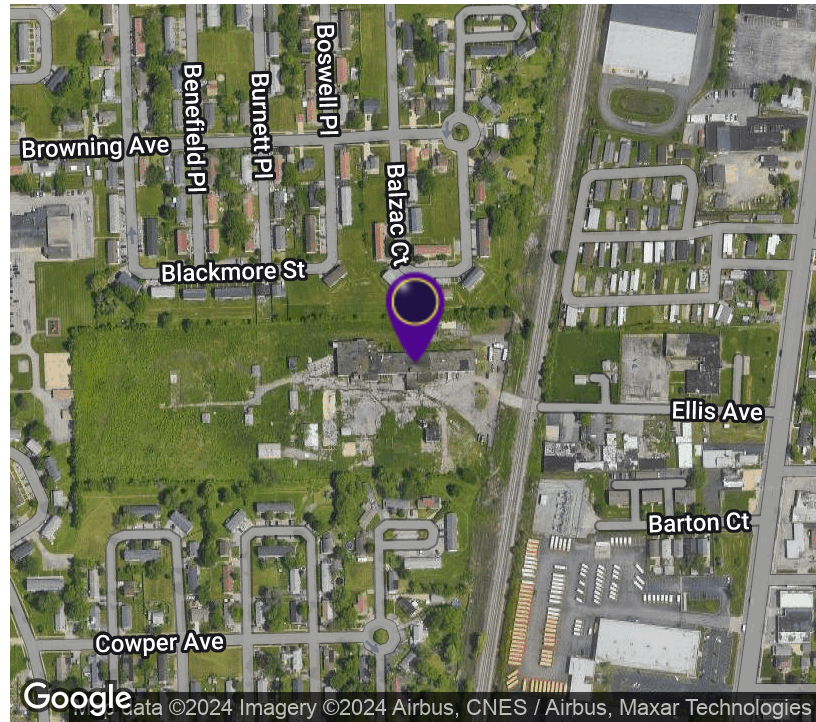


# 14+/- Acres Industrial Park Available

1740 Military Road, Tonawanda, NY 14150



## OFFERING SUMMARY

Sale Price: \$795,000

Lot Size: 12.65 Acres

Building Size: 57,000 SF

## PROPERTY OVERVIEW

Industrial park located at 1740 Military Road. 1740 Military Road is situated on 12.65 +/- acres with a 57,000 SF +/- building. Solid concrete building with 6"-12" reinforced rebar floors and ceilings. This parcel is located behind the railroad tracks from Military Road. This building is 2 stories and the roof is in fair condition per the owner. 2 Truck Docks with multiple overhead doors located around the first floor. Previously a manufacturing plant which has been vacant for many years. Improvements taken place by the owner include cleaning/demolition of all structures to meet NYS Life Safety Code, clearing the site free of asbestos, water, & gas to the main building, and removing any and all odd buildings on site. Current owner might consider holding some financing.



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## PROPERTY SUMMARY

# 14+/- Acres Industrial Park Available

1740 Military Road, Tonawanda, NY 14150



### LOCATION DESCRIPTION

Located on Military road south of the New York Thruway I-290 and east of the I-190. Close proximity to Downtown Buffalo, Niagara Falls, and the Canadian Boarder. Within 10 minutes to Niagara Falls Fashion Outlet Mall, Niagara International Airport, Buffalo Zoo, Key Bank Center, University At Buffalo, Buffalo State College, & Canisius College

### PROPERTY HIGHLIGHTS

- Redevelopment Opportunity
- Excellent Location
- Gutted Building
- Growing Market
- Ideal for Multiple Businesses
- Owner Will Consider Holding Some Financing
- Lot Size 464' +/- x 1,179' +/-
- 12.65 +/- Acres
- 57,000+/- SF



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ADDITIONAL PHOTOS

# 14+/- Acres Industrial Park Available

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ADDITIONAL PHOTOS

# 14+/- Acres Industrial Park Available

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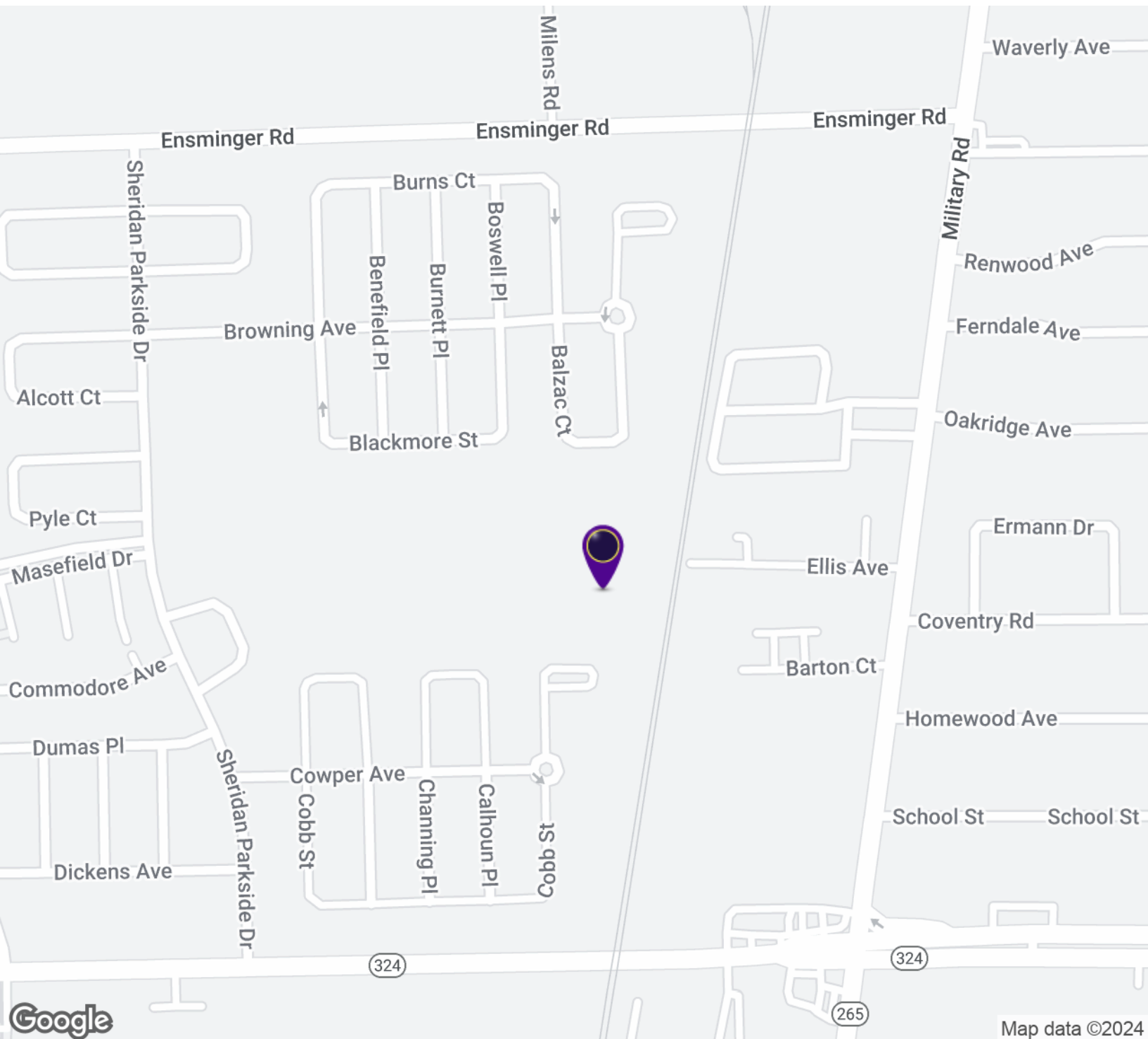
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## LOCATION MAP

# 14+/- Acres Industrial Park Available

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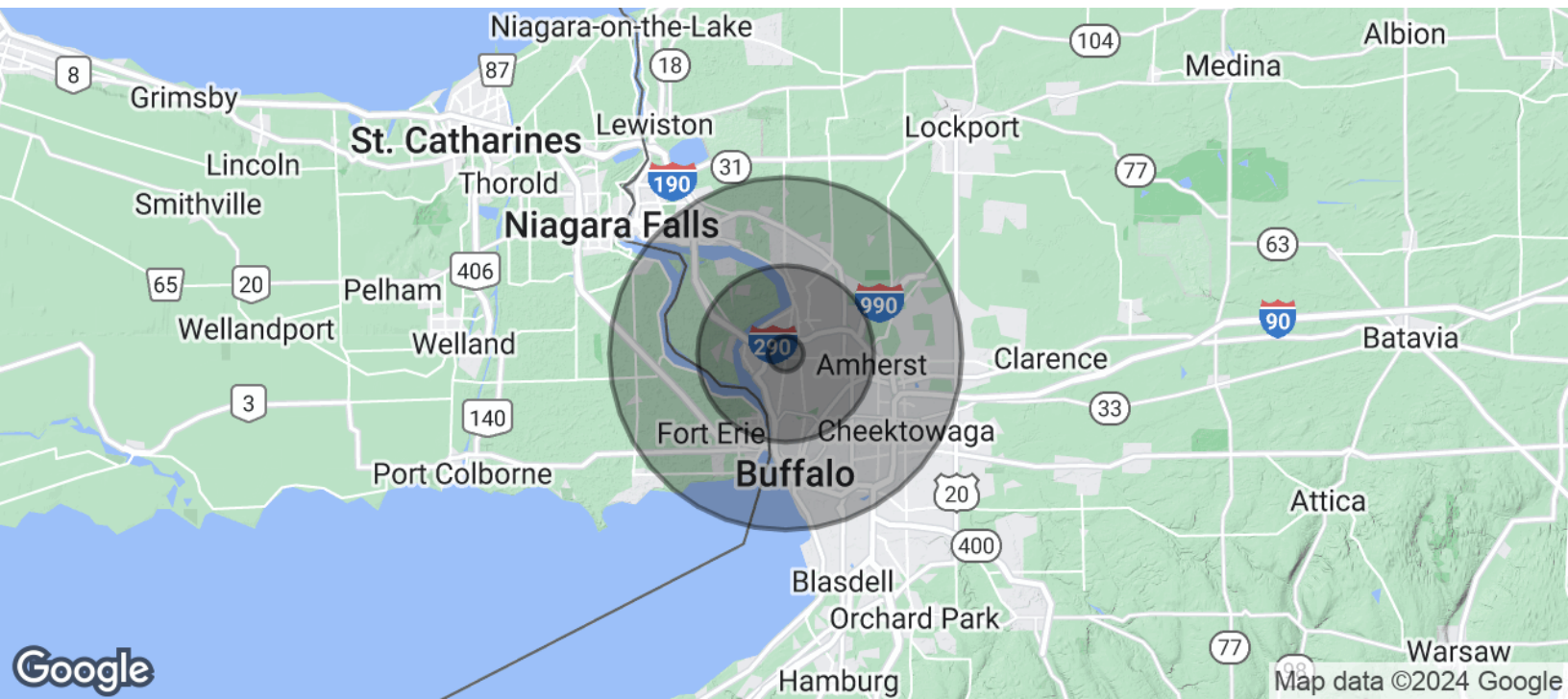


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	8,405	289,851	721,191
Average Age	42.9	38.1	37.9
Average Age (Male)	38.4	36.3	35.8
Average Age (Female)	46.8	39.9	40.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,002	124,428	304,901
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$47,293	\$56,086	\$54,074
Average House Value	\$112,585	\$136,652	\$135,583

\* Demographic data derived from 2020 ACS - US Census