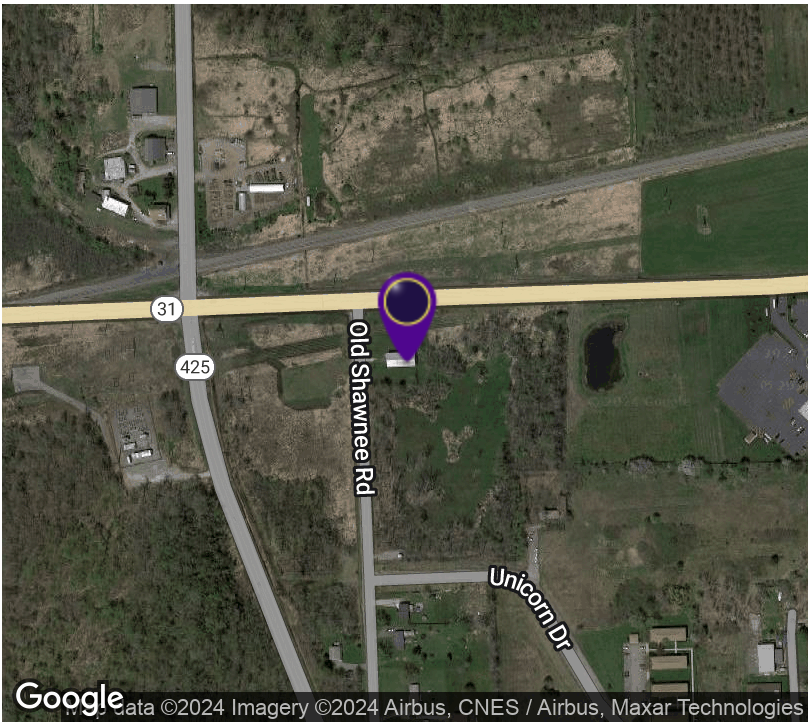


6.2+/- Acres Mixed-Use Vacant Land

3832 Saunders Settlement Road South, Cambria, NY 14132



OFFERING SUMMARY

Sale Price:	\$399,900
Lot Size:	6.2 Acres
Zoning:	Commercial & Residential
Price / SF:	\$1.48

PROPERTY OVERVIEW

This Mixed-use commercial/residential dual-zoned vacant land is available for sale. 6.2+/- Acres of land located near Shawnee & Saunders Settlement Road intersection. 535' of Frontage with an irregular-shaped parcel. The front half of the land is currently zoned B2 - Commercial. The rear half of the land is Residential zoning. Situated in the front of the property is a 3,200+/- pre-engineered metal building with 16-foot eaves and a concrete foundation with two overhead doors for easy access and storage. All utilities are located at the Street. Owner of the property confirmed that the site is clean with no environmental issues and no wetlands. Additional 4.2 +/- Acres of land with the same Mixed-use commercial/residential dual-zoning is available directly across the street (old Saunders Settlement Road). This additional land is not included in the purchase price listed and can be bought for an additional amount. Town/County Taxes are True - School Taxes Are Not True Taxes, Listing Agent is trying to confirm the true taxes with the Starpoint School District. True Taxes To be Updated ASAP

6.2+/- Acres Mixed-Use Vacant Land

3832 Saunders Settlement Road South, Cambria, NY 14132



LOCATION DESCRIPTION

Located between of Old Shawnee Rd and Diller Rd and Saunders Settlement Rd. Near by businesses Spoiled Rotten Pet Spa, Cancer Care of Western New York, Meyer Automotive, Lincoln Park Nursery and Bill and Gerry Kydd's Farm Market

PROPERTY HIGHLIGHTS

- 6.2+/- Acres
- Mixed-use commercial/residential dual-zoned vacant land
- 535' of Frontage with an irregular-shaped parcel
- Front half of the land zoned B2 - Commercial
- Rear half of the land zoned -Residential
- 3,200+/- SF Pre-Engineered Metal Building
- All Utilities are Located at the Street
- Clean with no Environmental issues

ADDITIONAL PHOTOS

6.2+/- Acres Mixed-Use Vacant Land

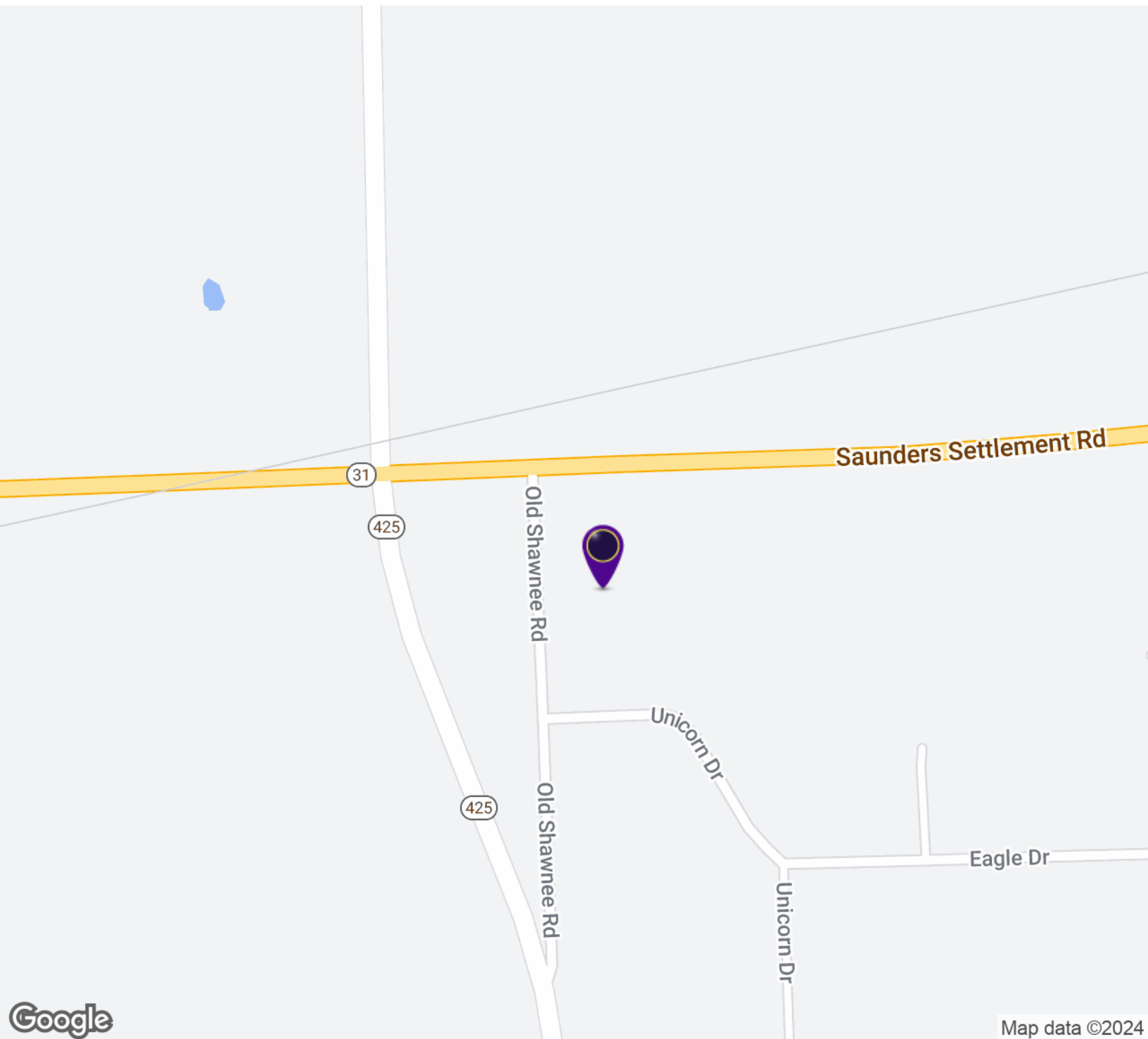
3832 Saunders Settlement Road South, Cambria, NY 14132



LOCATION MAP

6.2+/- Acres Mixed-Use Vacant Land

3832 Saunders Settlement Road South, Cambria, NY 14132

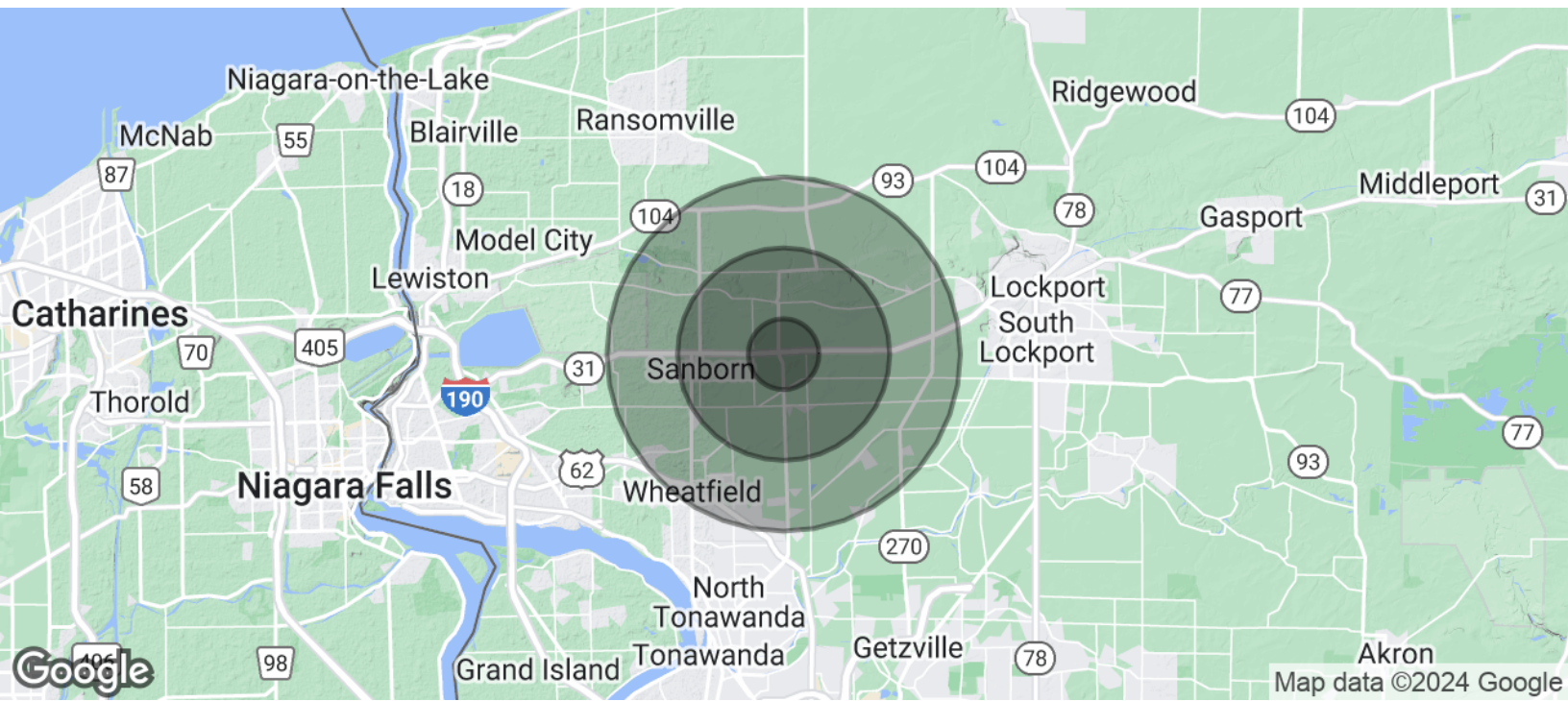


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6.2+/- Acres Mixed-Use Vacant Land

3832 Saunders Settlement Road South, Cambria, NY 14132



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	576	5,176	19,580
Average Age	44.1	46.1	44.0
Average Age (Male)	42.0	45.1	42.1
Average Age (Female)	44.7	46.1	45.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	251	2,135	7,732
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$90,025	\$93,967	\$93,547
Average House Value	\$899,241	\$377,513	\$313,237

* Demographic data derived from 2020 ACS - US Census