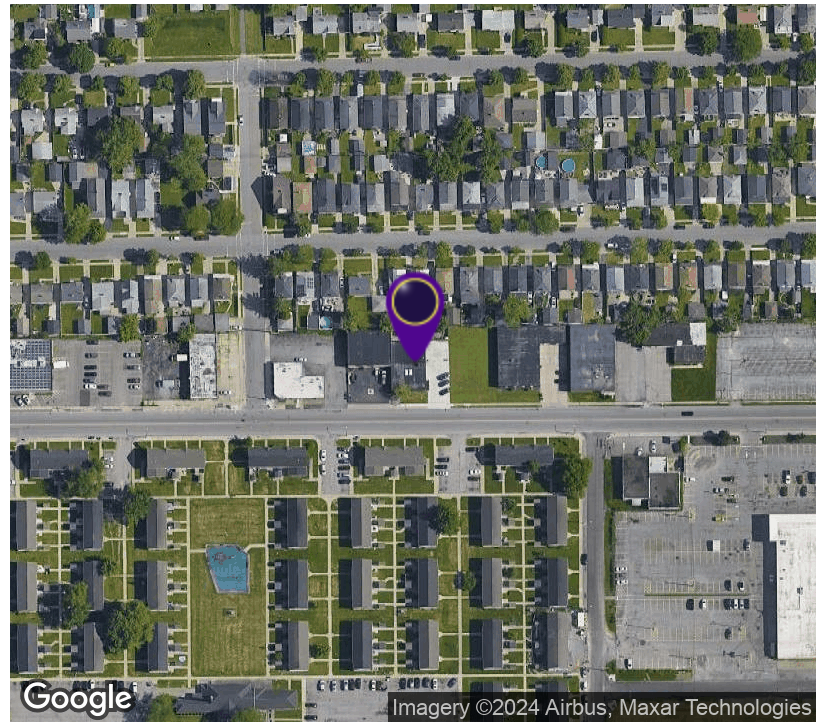
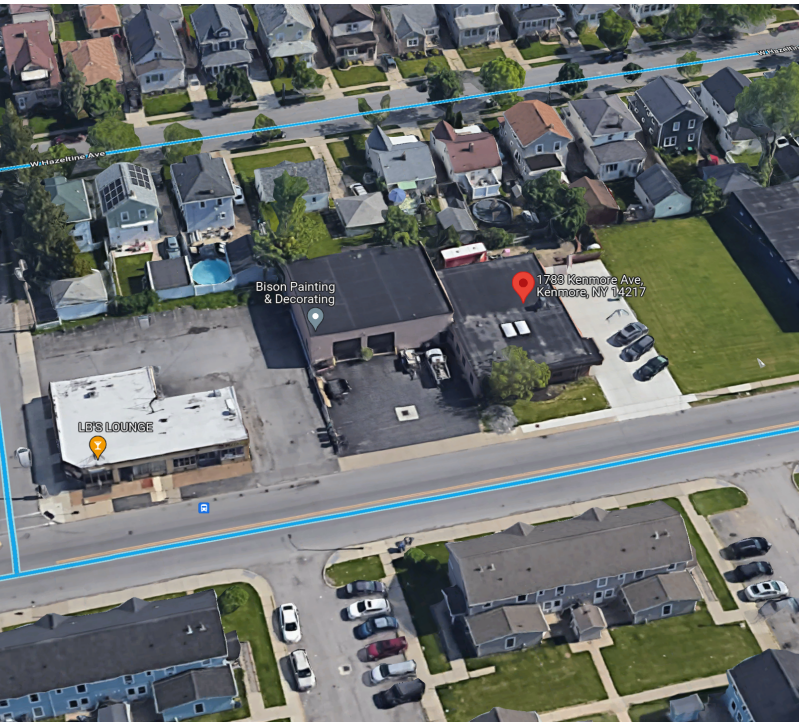


Storage/Garage Office

1783 Kenmore Ave, Kenmore, NY 14217



OFFERING SUMMARY

Sale Price:	\$598,000
Lot Size:	0.36 Acres
Year Built:	1965
Building Size:	6,542 SF
Renovated:	2017
Zoning:	Commercial
Price / SF:	\$91.41

PROPERTY OVERVIEW

This freestanding building has newly remodeled offices and paved parking lot with drainage on the warehouse side with a newer concrete driveway and parking lot on side with offices. Two 14' high Drive-In doors. 1,500+/- SF Office, 5,042+/- SF is garage and warehouse space. 3,000+/- SF of the 5,042+/- SF garage and warehouse space was a new addition in 2010.

LOCATION OVERVIEW

Located between Colvin Blvd. and Englewood Ave. minutes from Niagara Falls Blvd and Delaware Ave. 23 minutes, 16 miles from Buffalo Niagara International Airport. Near by businesses include Kenmore Lane's, Sophia's, LB's lounge, Kenmore mini mart and deli, The Gypsy Barber.

PROPERTY HIGHLIGHTS

- 5,042+/- SF Space
- Plenty of Paved and Concrete Parking
- Nicely Finished inside shop & Office Areas
- Building Signage
- Newer Roof
- Security System
- Lot Size 146' x 108', .36 Acres



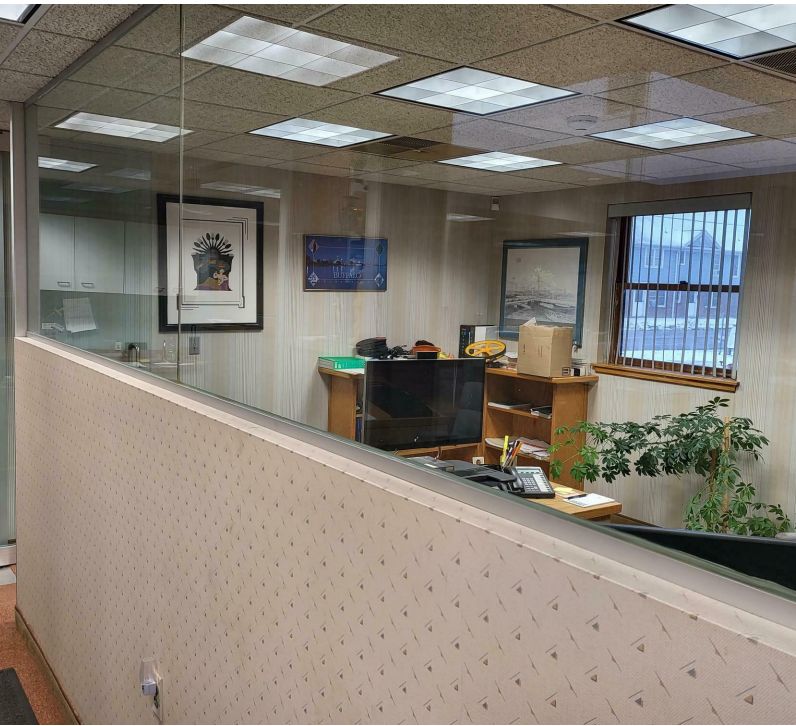
RICK RECCKIO
716.998.4422
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www.recckio.com

ADDITIONAL PHOTOS

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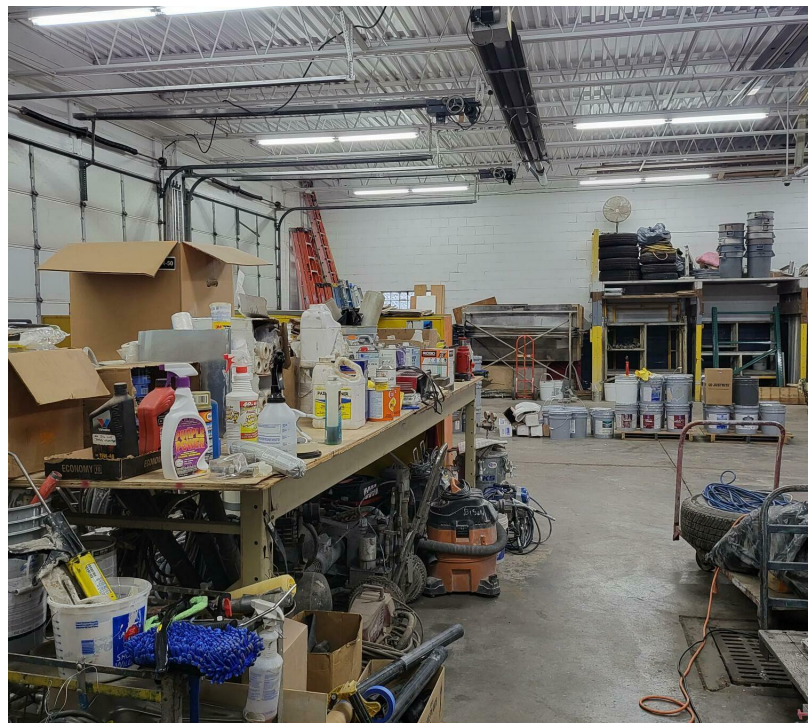
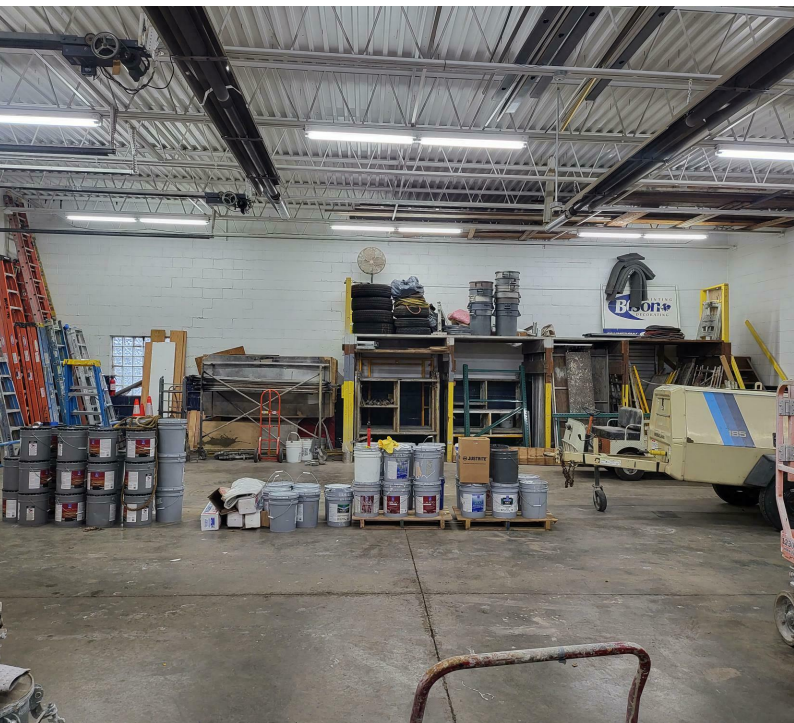
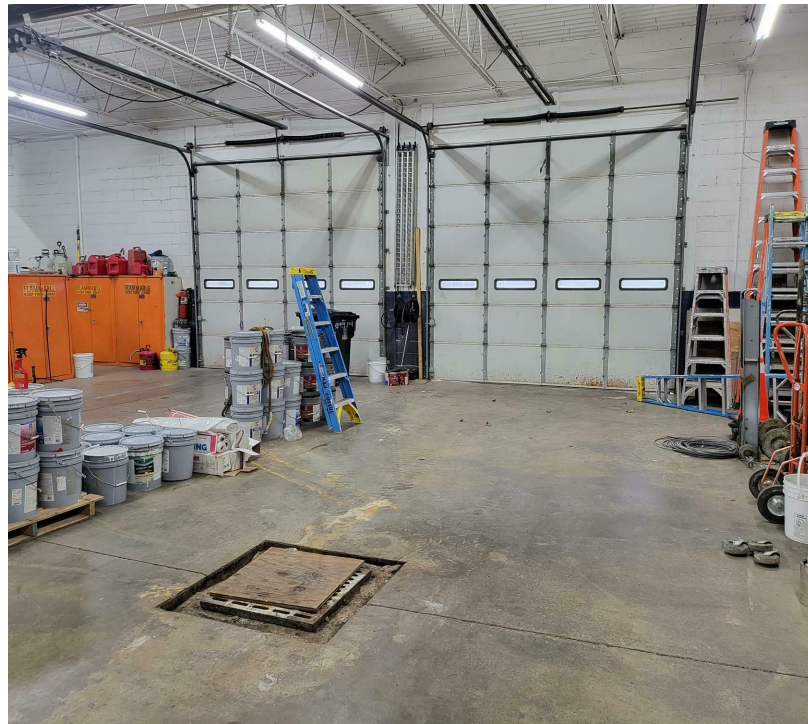
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ADDITIONAL PHOTOS

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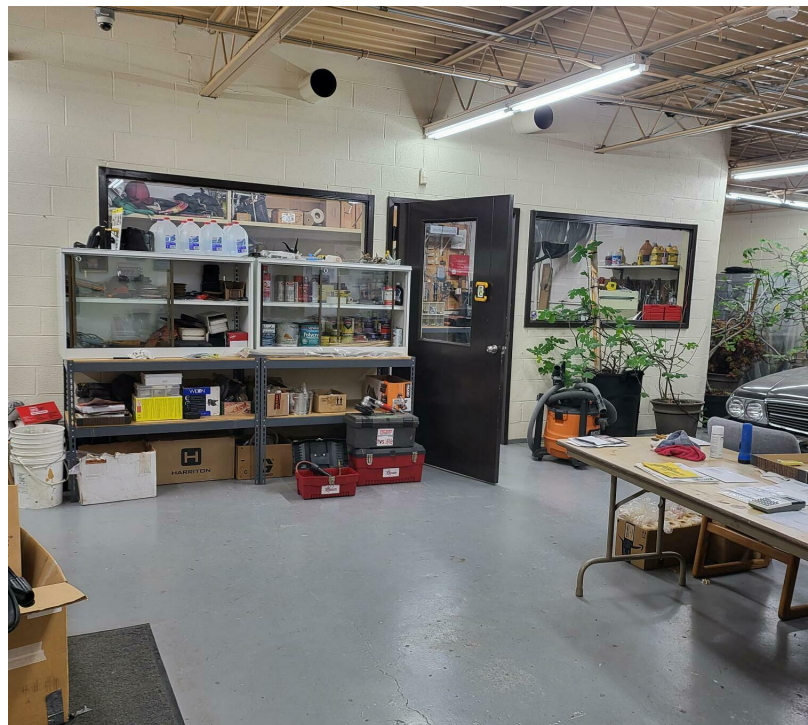
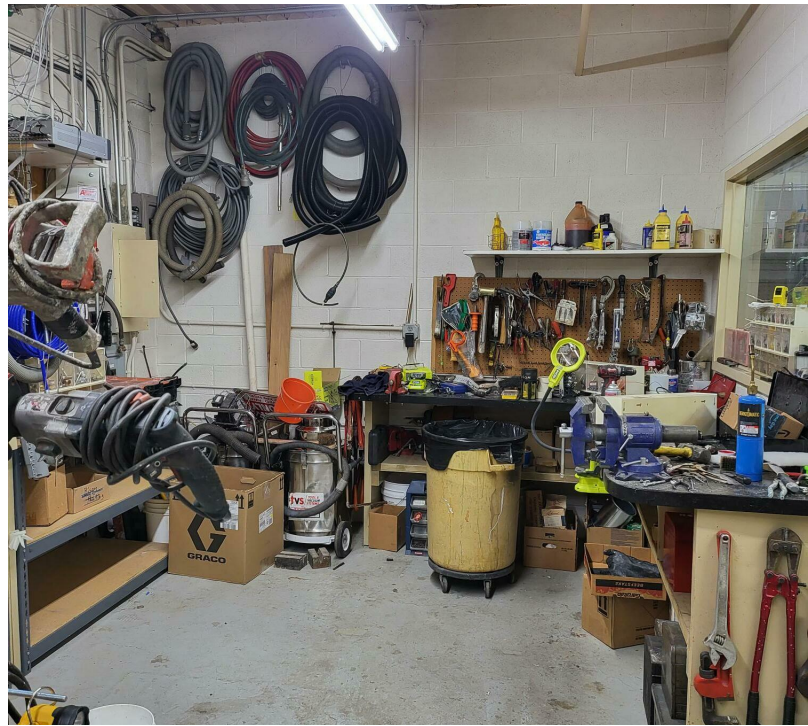
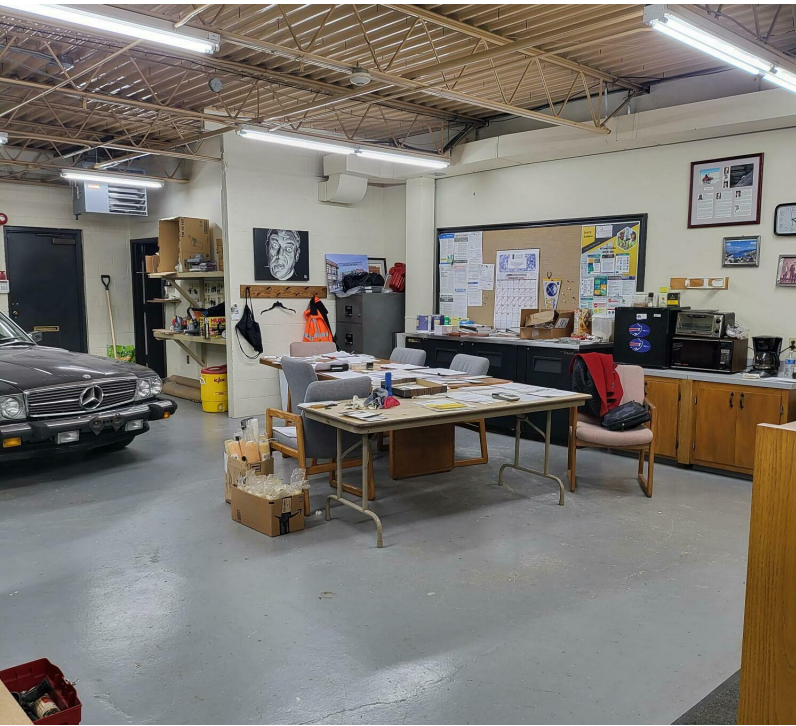
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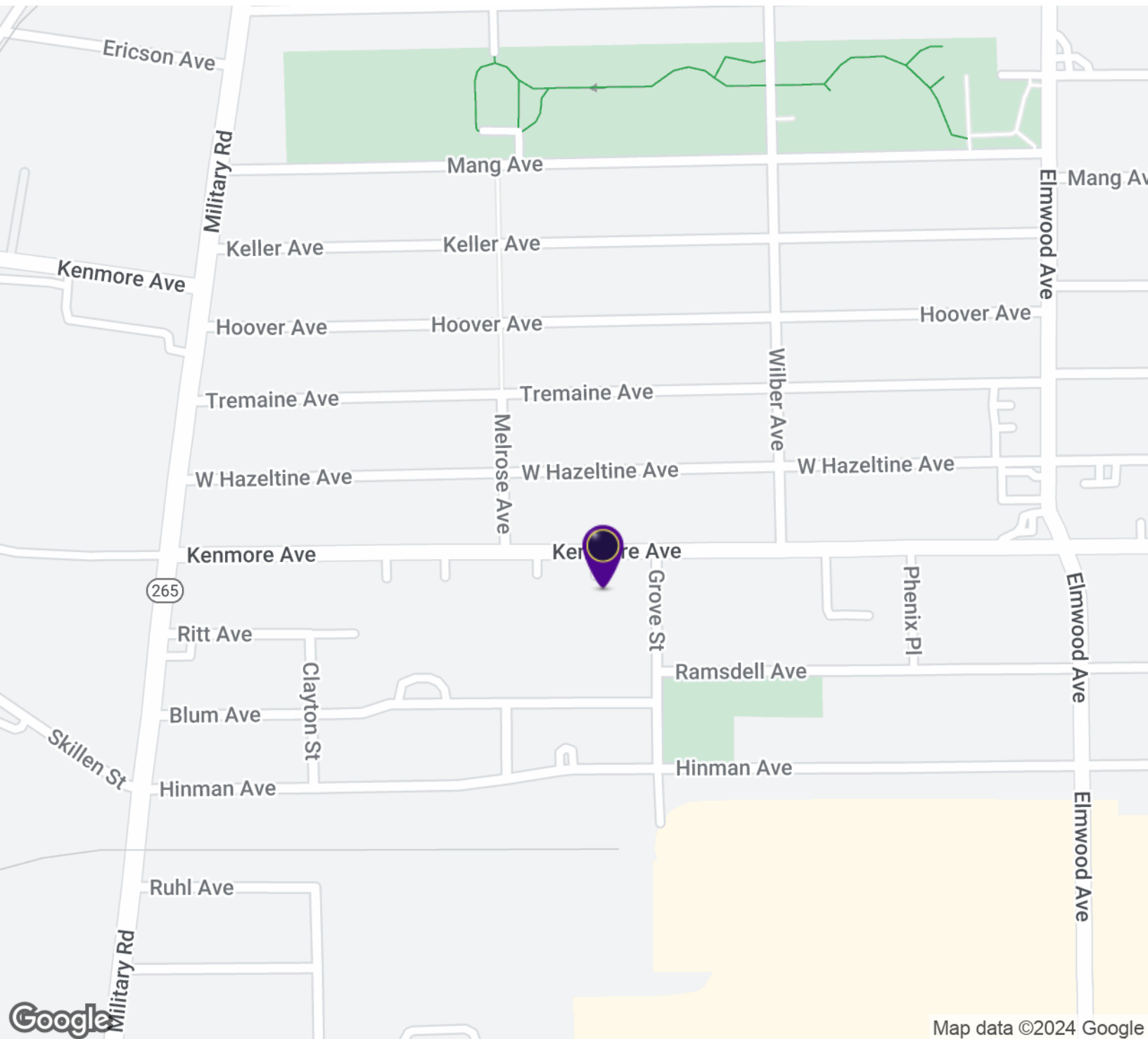
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Map data ©2024 Google

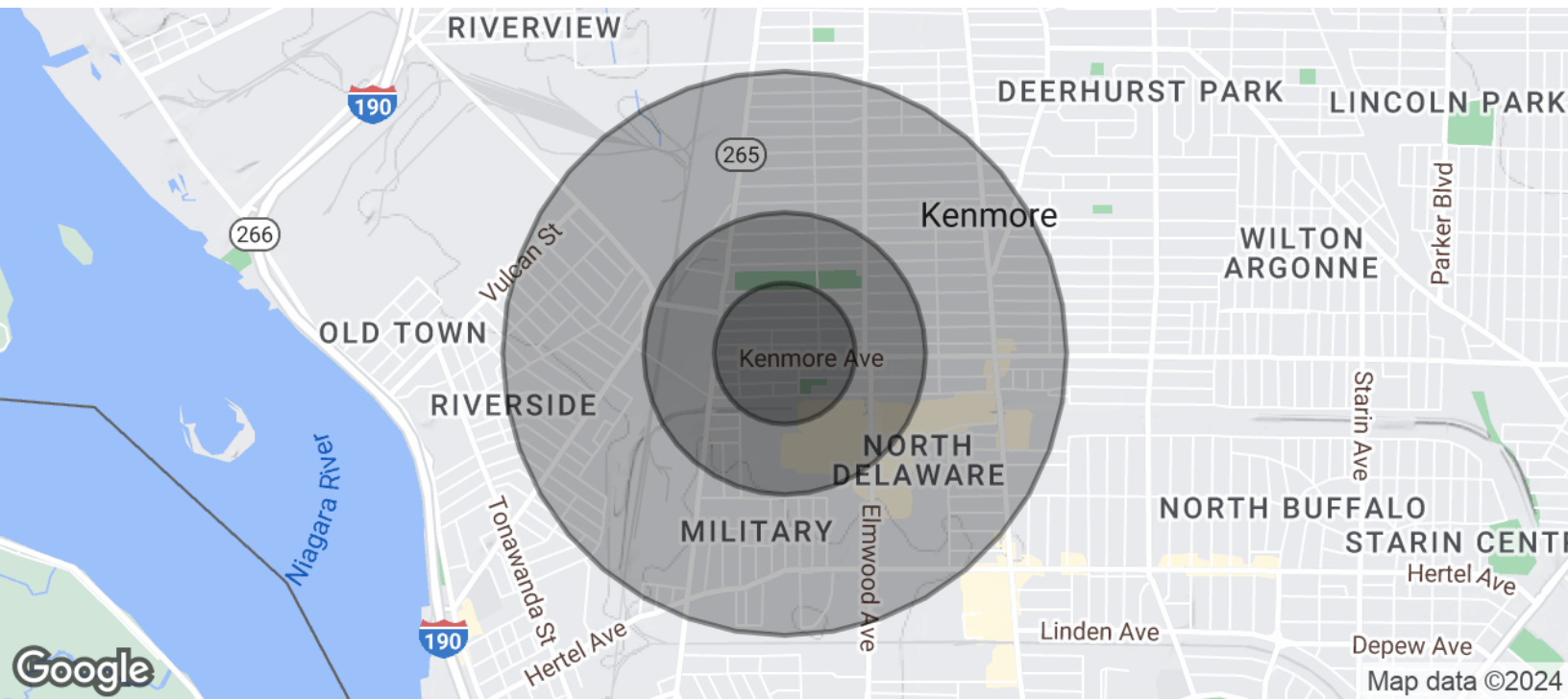


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,236	4,121	23,356
Average Age	38.1	40.3	37.6
Average Age (Male)	34.1	37.8	35.0
Average Age (Female)	39.4	41.7	40.2
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	686	2,227	11,498
# of Persons per HH	1.8	1.9	2.0
Average HH Income	\$66,004	\$64,553	\$55,856
Average House Value	\$86,970	\$113,383	\$114,858

* Demographic data derived from 2020 ACS - US Census



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