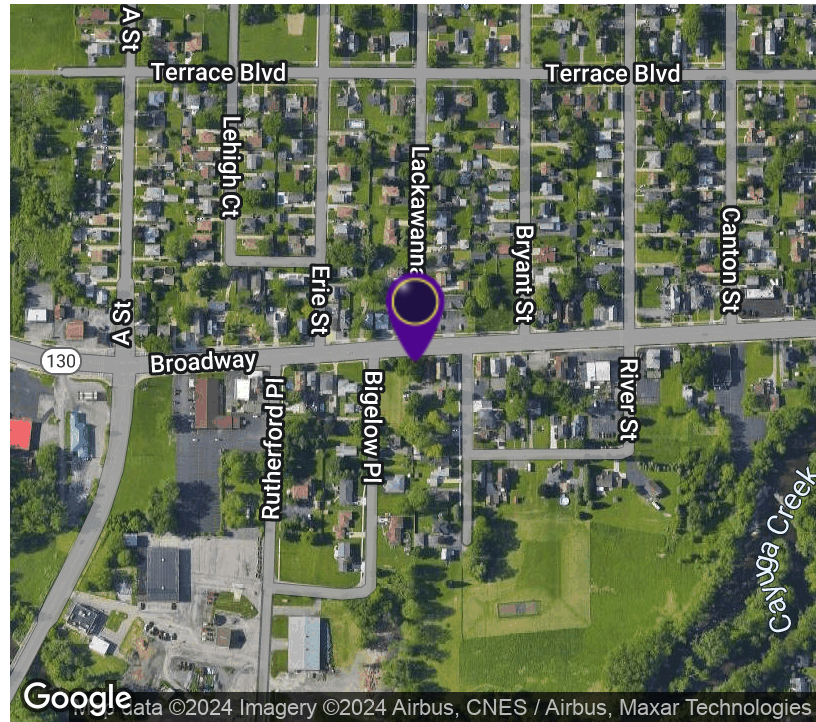


Two (2) Double Houses plus Vacant Land

4633 Broadway, Depew, NY 14043



OFFERING SUMMARY

Sale Price: \$499,000

Lot Size: 1.0 Acres

PROPERTY OVERVIEW

Potential to build a mini plaza with retail, office, or medical uses adjoins a 30' X 90' lot with Two (2) double unit houses, fully rented, with a 2 car garage situated on 1+/- acres.

LOCATION OVERVIEW

Located on Broadway between Transit Road and Borden Road. 1/4 mile west of Transit Road, just minutes from The Galleria Mall and New York State Thruway I-90 and the major shopping hub.

PROPERTY HIGHLIGHTS

- Excellent Location
- Zoned Commercial
- 1/4 Mile West of Transit Road
- Corner of Bigelow Street and Broadway
- 186' x 190' with an Irregular Depth
- Owner will Hold with 50% Down
- New Washer & Dryers in Garage Area

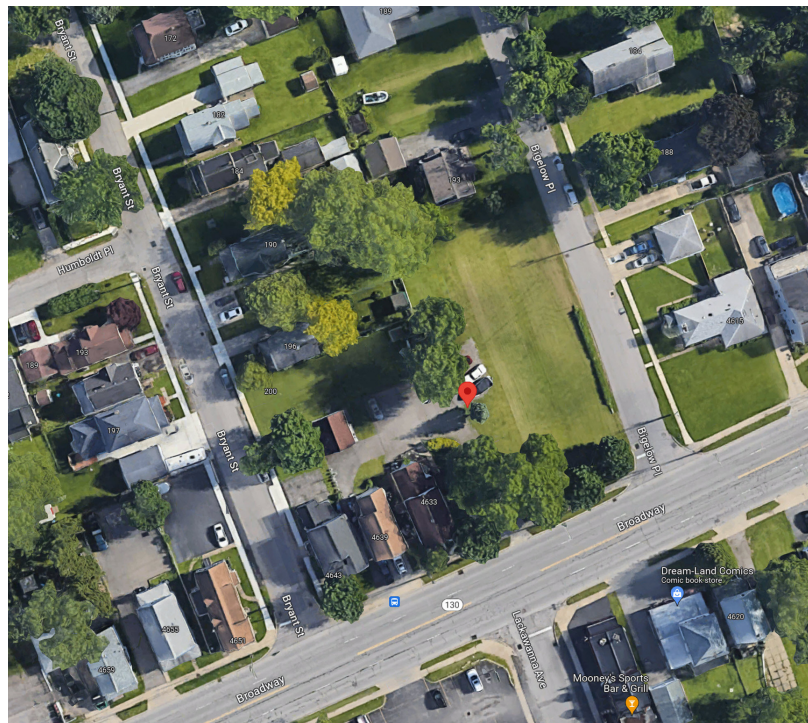
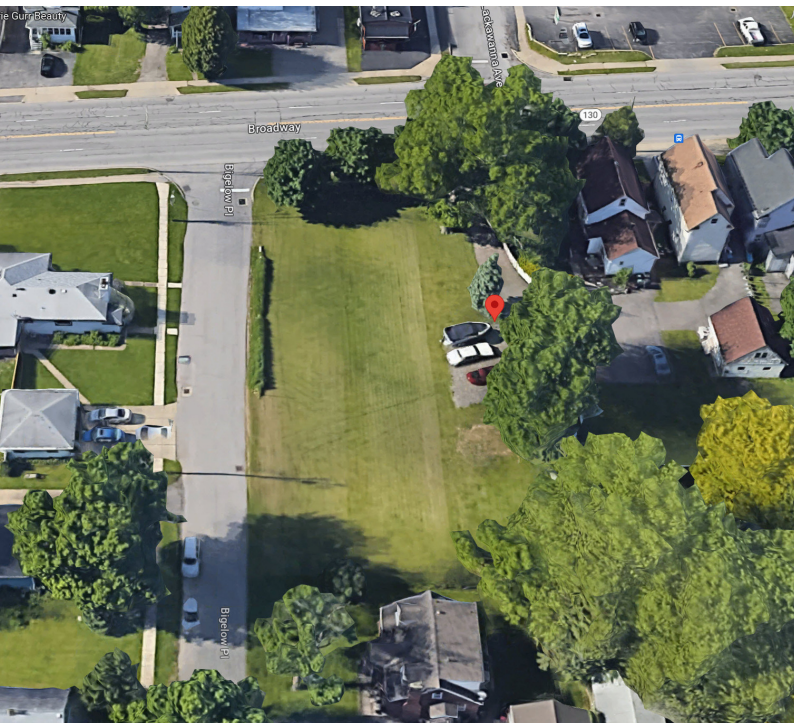


RICK RECCKIO
716.998.4422
rick@recckio.com

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

ADDITIONAL PHOTOS

Two (2) Double Houses plus Vacant Land 4633 Broadway, Depew, NY 14043

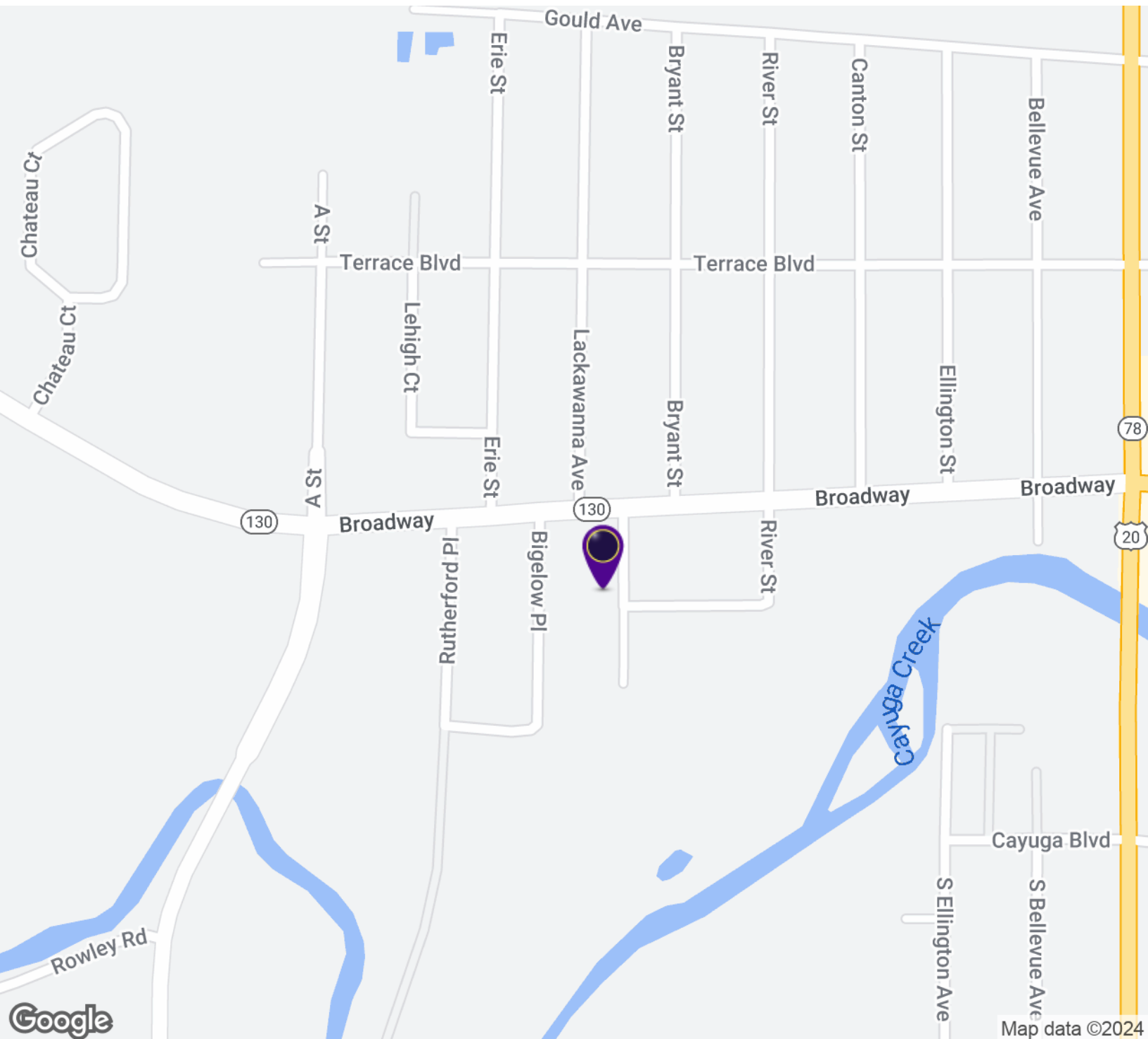


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LOCATION MAP

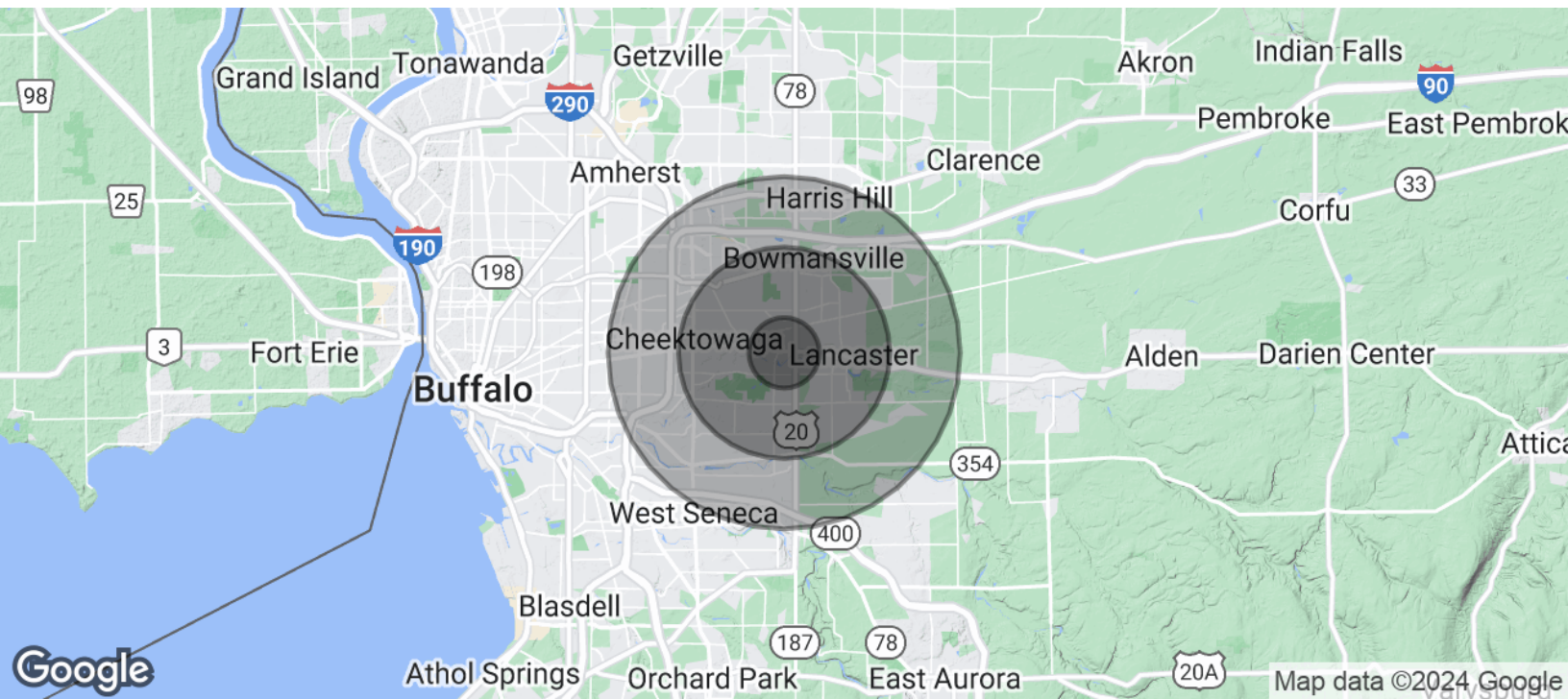
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 6,390 | 78,448 | 150,417 |
| Average Age | 40.6 | 42.8 | 43.2 |
| Average Age (Male) | 37.8 | 40.3 | 40.9 |
| Average Age (Female) | 43.9 | 45.3 | 45.4 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 2,758 | 32,682 | 63,165 |
| # of Persons per HH | 2.3 | 2.4 | 2.4 |
| Average HH Income | \$53,315 | \$61,381 | \$63,018 |
| Average House Value | \$109,871 | \$126,079 | \$125,652 |

2020 American Community Survey (ACS)



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