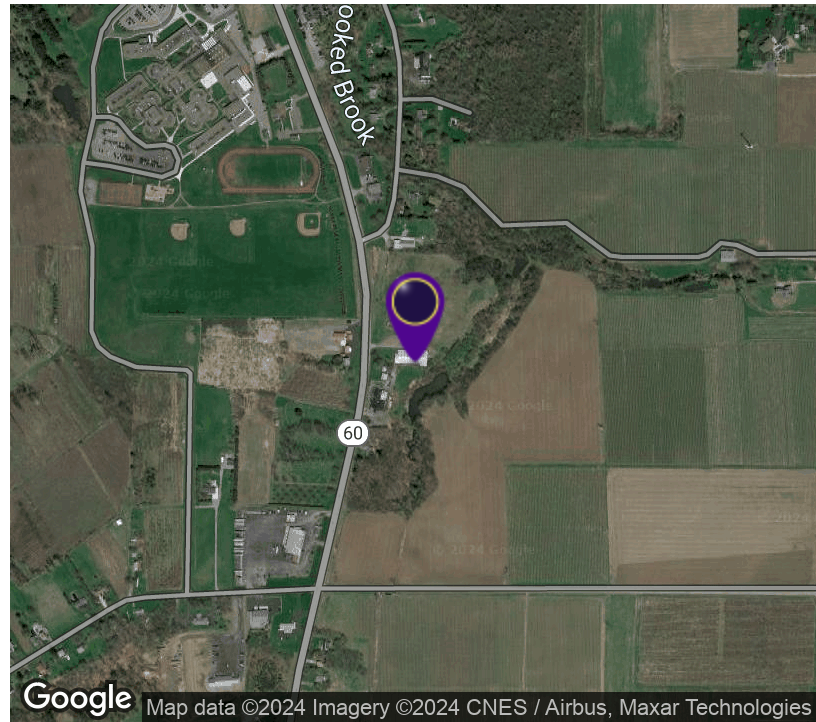


4,000+/- SF Office Space, 9,000+/- Warehouse Space & 11+/- Acres Vacant Land
10176 New York 60, Fredonia, NY 14063



OFFERING SUMMARY

Sale Price:	\$1,500,000
Available SF:	4,000 - 9,000 SF
Lease Rate:	Call for More Details
Lot Size:	11.1 Acres
Year Built:	2021
Building Size:	13,000 SF
Zoning:	C-2 Business Hwy
Price / SF:	\$115.38

PROPERTY OVERVIEW

This awesome opportunity in the business district of the City of Fredonia off NY State 1-90 Expressway with 11+/- acres. Property includes two buildings, the front building comprises 4,000+/- SF of Office Space. This space Building #1 amenities are as follows: showroom with a reception area, a conference room/bullpen, a dozen private offices and, a kitchenette/breakroom. The rear Building #2 of the space features a 9,000+/- SF warehouse space has fifteen +/- foot ceilings height with one fourteen foot overhead garage door. The topography of the property is mostly flat, with high visibility and traffic counts with clean environmental reports. Within close proximity to all major conveniences, including Fredonia State College and High School, Home Depot, Tops, banks and restaurants. This ample lot and office/warehouse center could easily be converted to a truck stop, truck depot, car dealership or even a possibility of a strip mall because of the zoning. If any businesses are currently looking to expand or relocate to Fredonia NY this is the perfect fit. Since its location is an hour from the US/Canadian border and less than thirty minutes from the Pennsylvania State line and an hour from Erie PA makes it very centrally and conveniently located logistically. The local owner is willing to sell or lease this property and will accommodate any business with an option to subdivide the available space and or the acreage. This property based on its location, features and flexibility makes it unique as well as universal.



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4455 TRANSIT ROAD, SUITE 3B
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PROPERTY SUMMARY

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10176 New York 60, Fredonia, NY 14063



LOCATION DESCRIPTION

Located in the business district of Fredonia near the I-90 Expressway. Halfway between Buffalo NY and Erie PA.

PROPERTY HIGHLIGHTS

- Located in the heart of the Fredonia Business District
- Near I-90 Expressway
- Large Flat lot
- High Ceilings in Warehouse
- Centrally located between Buffalo NY and Erie PA

OFFERING SUMMARY

Sale Price:	\$1,500,000
Lease Rate:	Call for More Details
Available SF:	4,000 - 9,000 SF
Lot Size:	11.1 Acres
Building Size:	13,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	688	7,524	12,418
Total Population	1,204	17,085	27,380
Average HH Income	\$55,425	\$61,106	\$57,225



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LEASE SPACES

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10176 New York 60, Fredonia, NY 14063



LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	4,000 - 9,000 SF	Lease Rate:	Call for More Details

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
10176 Route 60	Available	4,000 SF	Gross	Call for More Details	Low Sq. Ft. price. Owner will lease to own. Owner will hold paper to sell. Near major business and attractions in Fredonia. Plenty of space for expansion. Move-in Location, turnkey operation. Great flex space which gives tenant many options
10176 Route 60	Available	9,000 SF	Gross	Call for More Details	Low Sq. Ft. price. Owner will lease to own. Owner will hold paper to sell. Near major business and attractions in Fredonia. Plenty of space for expansion. Move-in Location, turnkey operation. Great flex space which gives tenant many options



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ADDITIONAL PHOTOS

4,000+/- SF Office Space, 9,000+/- Warehouse Space & 11+/- Acres Vacant Land

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ADDITIONAL PHOTOS

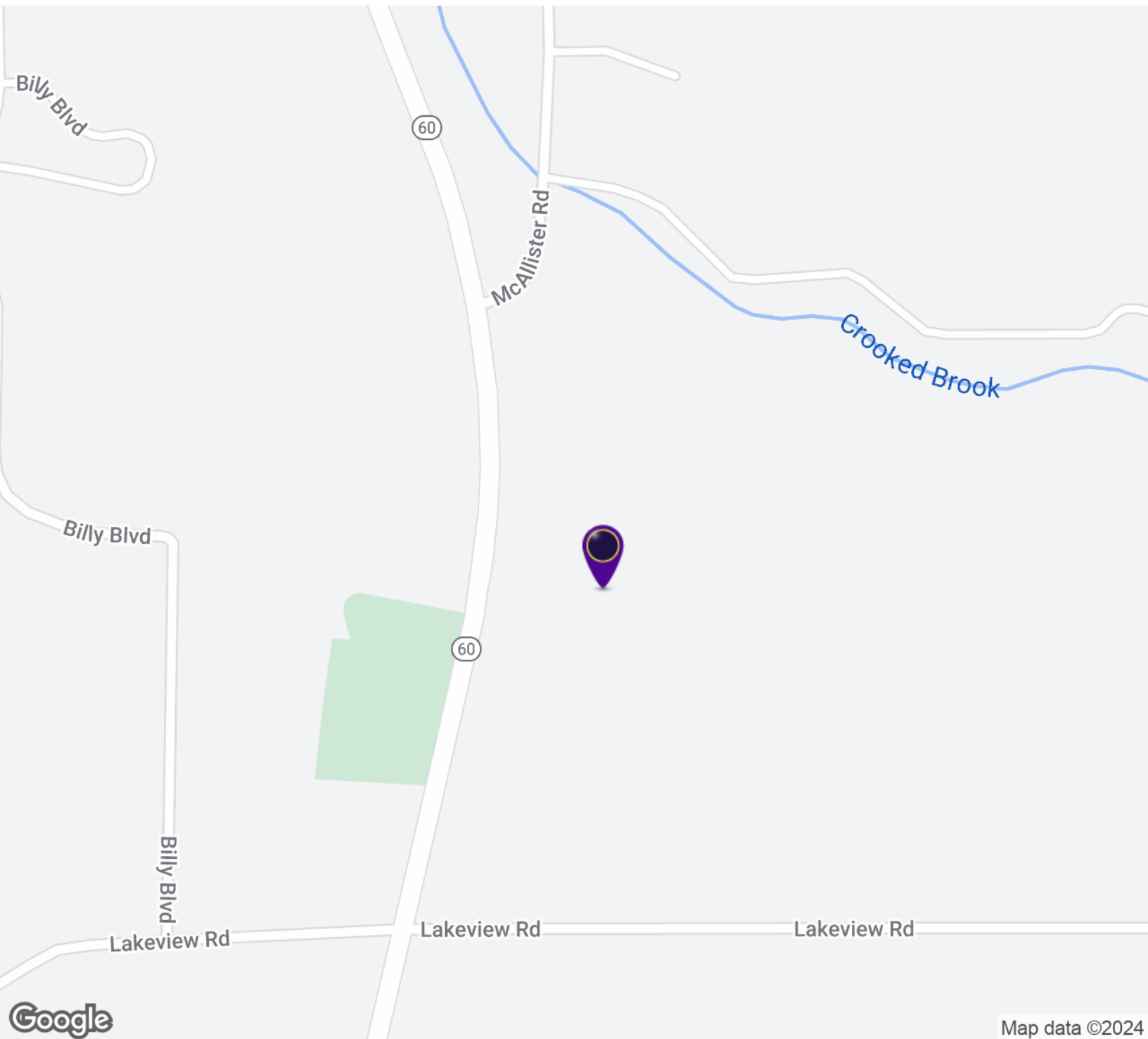
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LOCATION MAP

4,000+/- SF Office Space, 9,000+/- Warehouse Space & 11+/- Acres Vacant Land

10176 New York 60, Fredonia, NY 14063



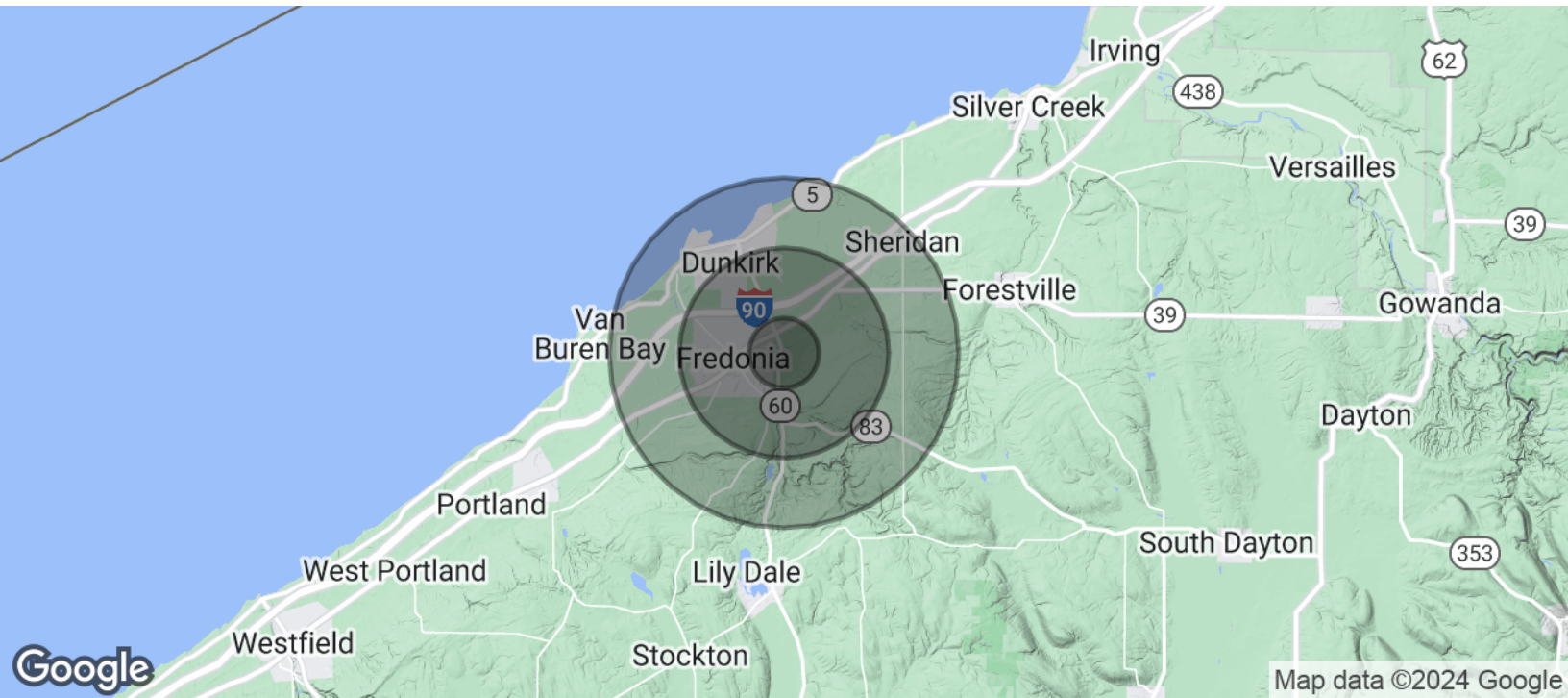
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DEMOGRAPHICS MAP & REPORT

4,000+/- SF Office Space, 9,000+/- Warehouse Space & 11+/- Acres Vacant Land

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,204	17,085	27,380
Average Age	38.8	39.2	41.2
Average Age (Male)	35.5	39.0	40.5
Average Age (Female)	48.7	42.5	44.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	688	7,524	12,418
# of Persons per HH	1.8	2.3	2.2
Average HH Income	\$55,425	\$61,106	\$57,225
Average House Value	\$124,173	\$110,717	\$102,767

2020 American Community Survey (ACS)



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