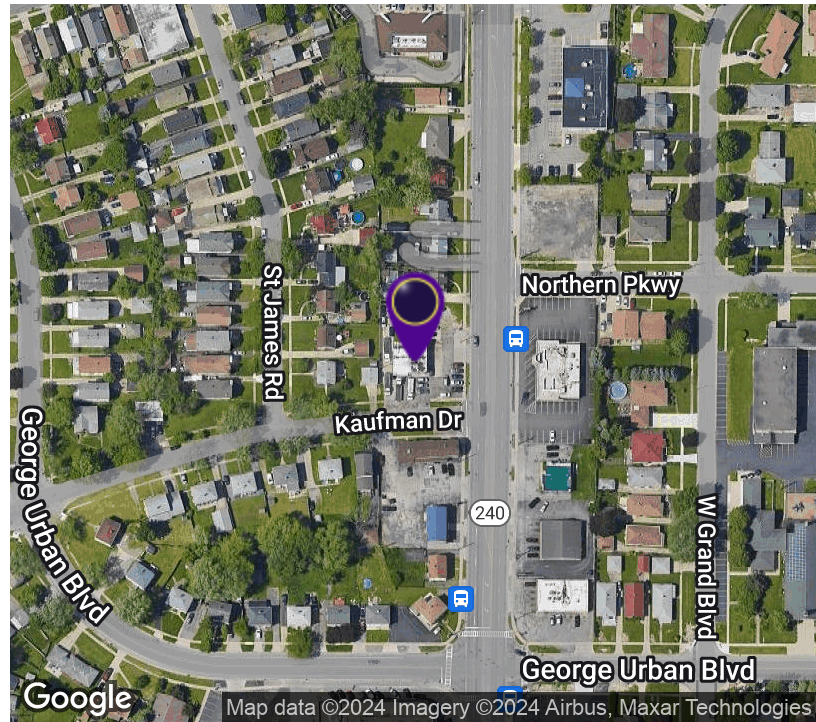


2006+/- SF AUTOMOTIVE SERVICE SPACE

2810 Harlem Rd, Cheektowaga, NY 14225



OFFERING SUMMARY

| | |
|----------------|------------|
| Sale Price: | \$800,000 |
| Lot Size: | 0.37 Acres |
| Year Built: | 1946 |
| Building Size: | 2,006 SF |
| Renovated: | 2010 |
| Zoning: | 05C |
| Price / SF: | \$398.80 |

PROPERTY OVERVIEW

This auto garage is ideal for any business seeking an excellent location and high-quality visibility with a traffic count of 23,000 +/- cars daily. This corner lot is easily accessible to all major routes including the Kensington Expressway, downtown Buffalo, Walden Galleria, Buffalo Niagara International Airport, and multiple other submarkets. The building is 2006+/- SF with two overhead doors in the front of the building and one overhead door in the side off of Kaufman Drive. Exceptionally large lot with ample parking around the building with an additional lot located to the north of the property included in the sale. Formally was a house which has been torn down and graded with stone that could be converted or utilized for multiple different purposes. Three car lifts are located inside the garage with an additional office and bathroom. He is supplied by a used oil burner which is both environmentally friendly and cost-efficient. Fantastic opportunity and ideal for any business looking in the Buffalo market.



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PROPERTY SUMMARY

2006+/- SF AUTOMOTIVE SERVICE SPACE
2810 Harlem Rd, Cheektowaga, NY 14225



LOCATION DESCRIPTION

Located on Harlem Road just south of Route 33 and north of Walden Avenue. Easily accessible to all major routes including the Kensington Expressway, downtown Buffalo, Walden Galleria, Buffalo Niagara International Airport, and multiple other submarkets.

PROPERTY HIGHLIGHTS

- Auto Garage For Sale
- Excellent Corner Lot
- High Traffic Count & Visibility
- Vacant Lot Next Door Included
- Well Established Business
- Close proximity to Downtown Buffalo, Route 33, NYS I-90, Buffalo Niagara international Airport and Walden Galleria

| DEMOGRAPHICS | 0.25 MILES | 0.5 MILES | 1 MILE |
|-------------------|------------|-----------|----------|
| Total Households | 531 | 1,705 | 7,301 |
| Total Population | 1,149 | 3,622 | 15,558 |
| Average HH Income | \$85,714 | \$69,515 | \$55,089 |



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ADDITIONAL PHOTOS

2006+/- SF AUTOMOTIVE SERVICE SPACE 2810 Harlem Rd, Cheektowaga, NY 14225



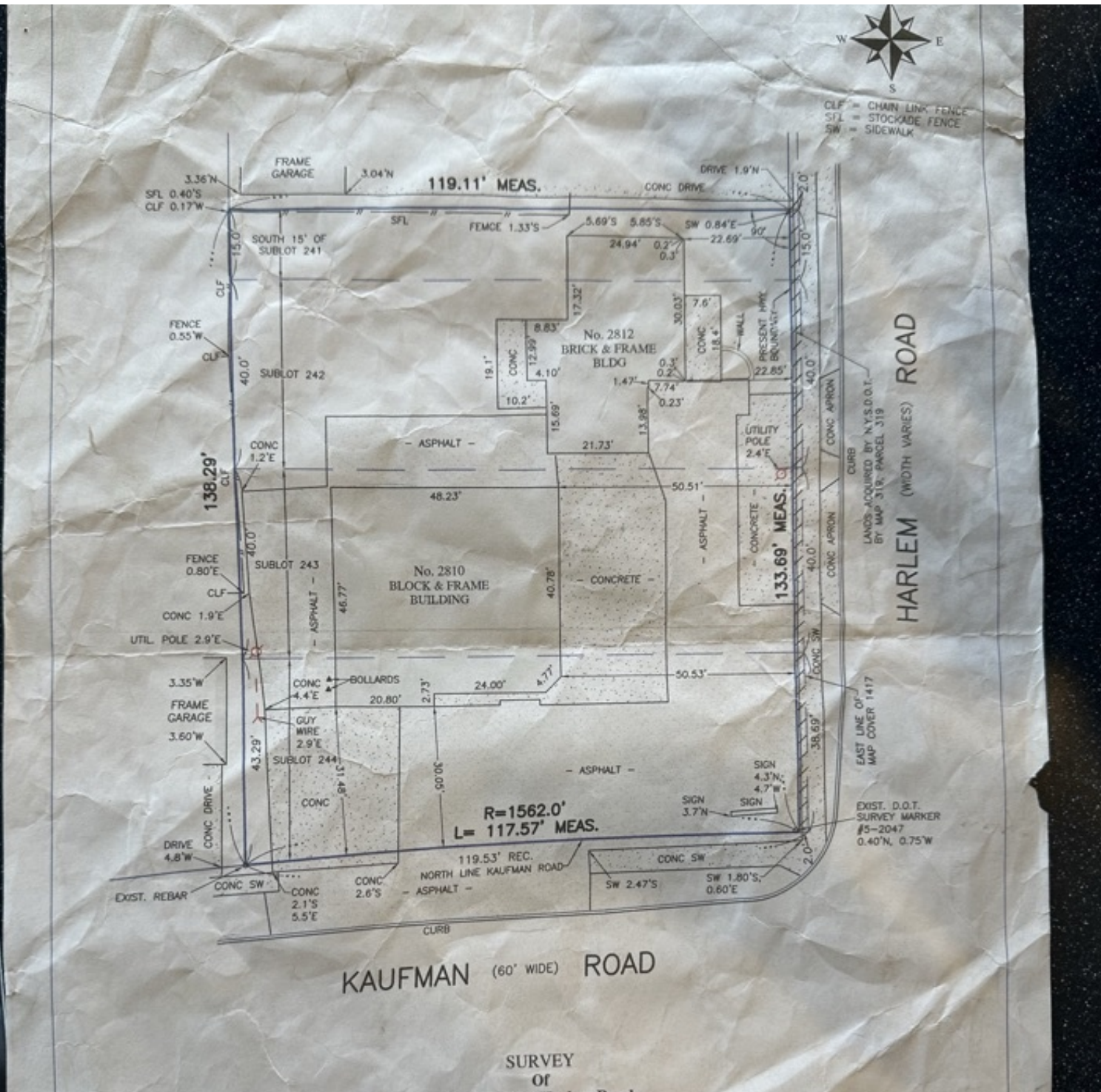
ADDITIONAL PHOTOS

2006+/- SF AUTOMOTIVE SERVICE SPACE 2810 Harlem Rd, Cheektowaga, NY 14225



ADDITIONAL PHOTOS

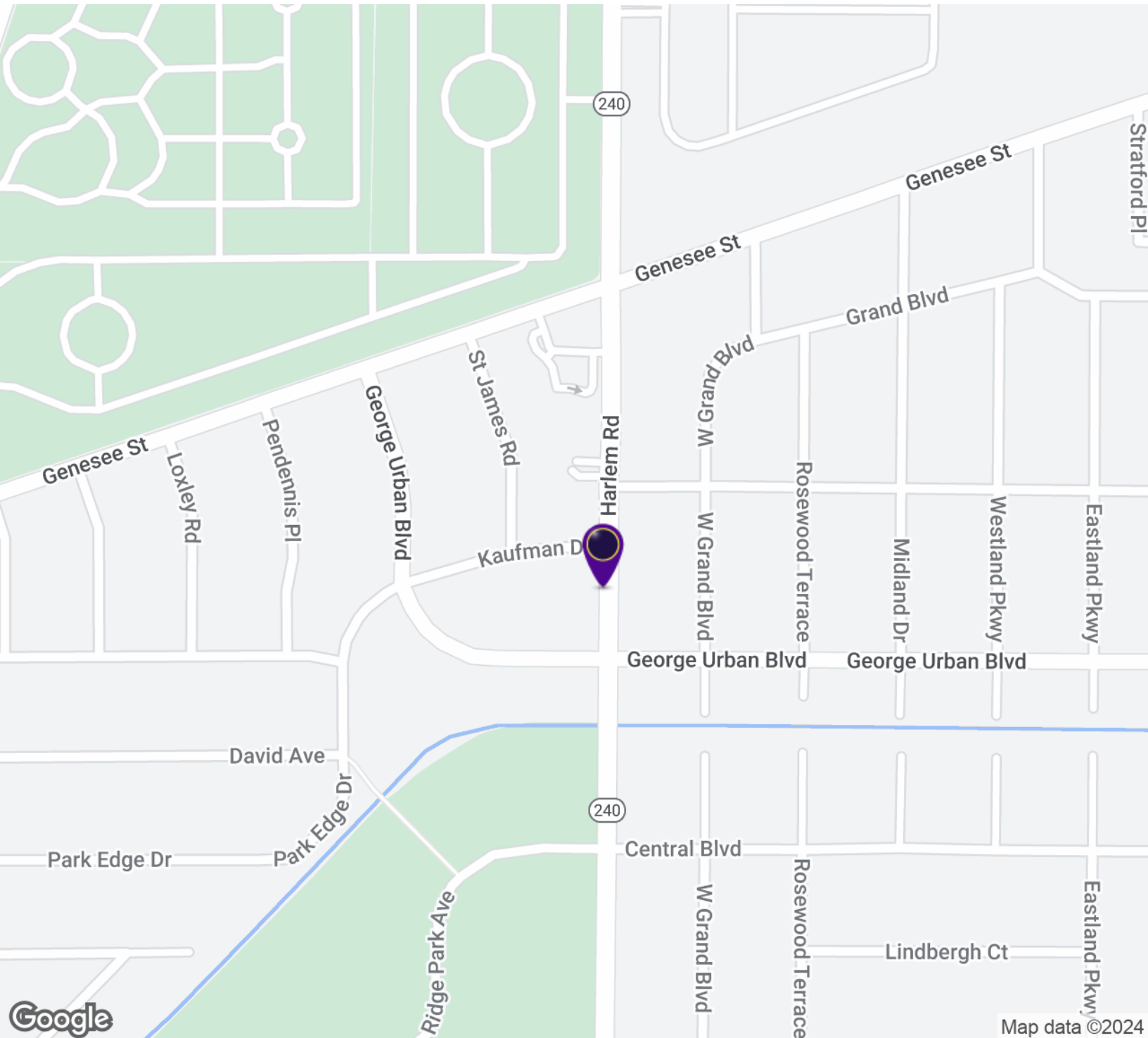
2006+/- SF AUTOMOTIVE SERVICE SPACE 2810 Harlem Rd, Cheektowaga, NY 14225



LOCATION MAP

2006+/- SF AUTOMOTIVE SERVICE SPACE

2810 Harlem Rd, Cheektowaga, NY 14225



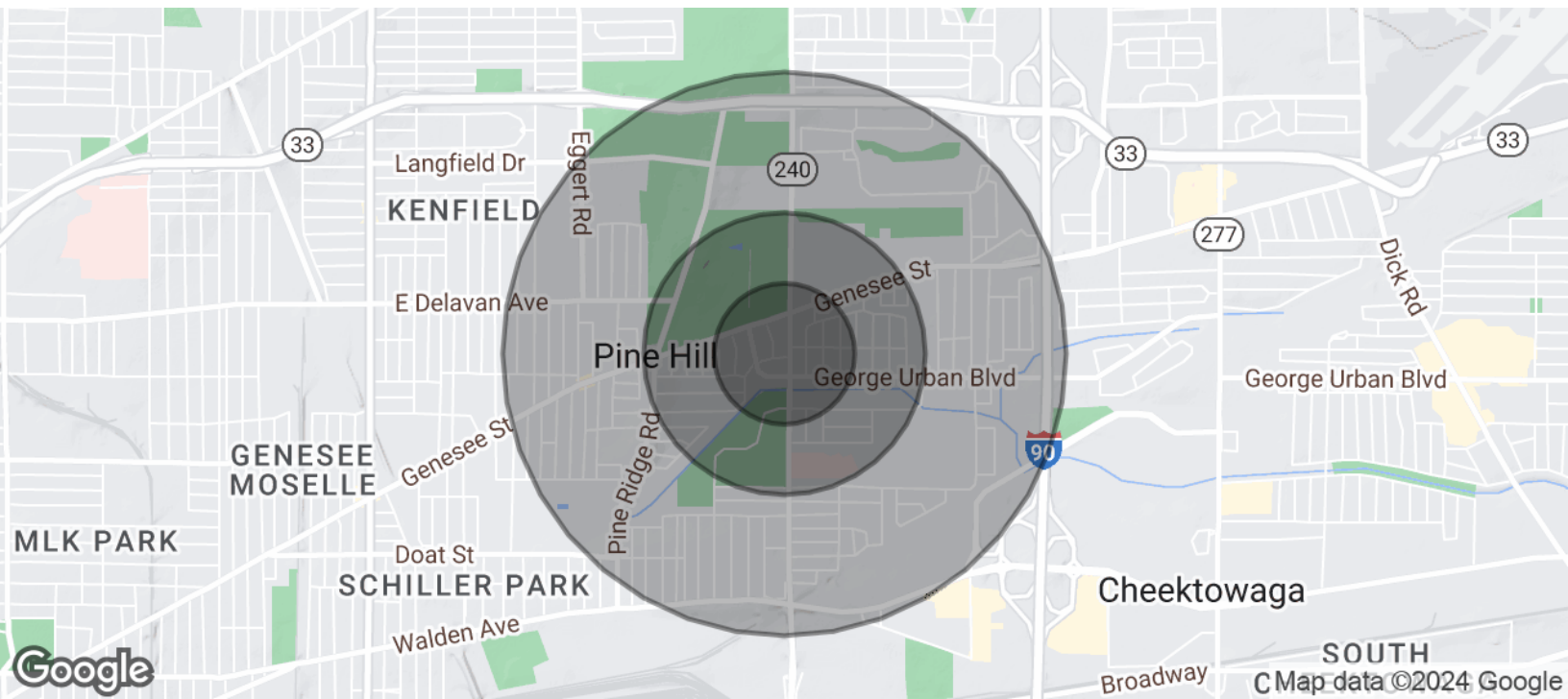
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DEMOGRAPHICS MAP & REPORT

2006+/- SF AUTOMOTIVE SERVICE SPACE

2810 Harlem Rd, Cheektowaga, NY 14225



| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population | 1,149 | 3,622 | 15,558 |
| Average Age | 40.9 | 38.6 | 36.1 |
| Average Age (Male) | 31.5 | 33.7 | 32.6 |
| Average Age (Female) | 48.9 | 42.9 | 38.2 |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
|---------------------|------------|-----------|-----------|
| Total Households | 531 | 1,705 | 7,301 |
| # of Persons per HH | 2.2 | 2.1 | 2.1 |
| Average HH Income | \$85,714 | \$69,515 | \$55,089 |
| Average House Value | \$123,865 | \$134,179 | \$105,425 |

2020 American Community Survey (ACS)



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