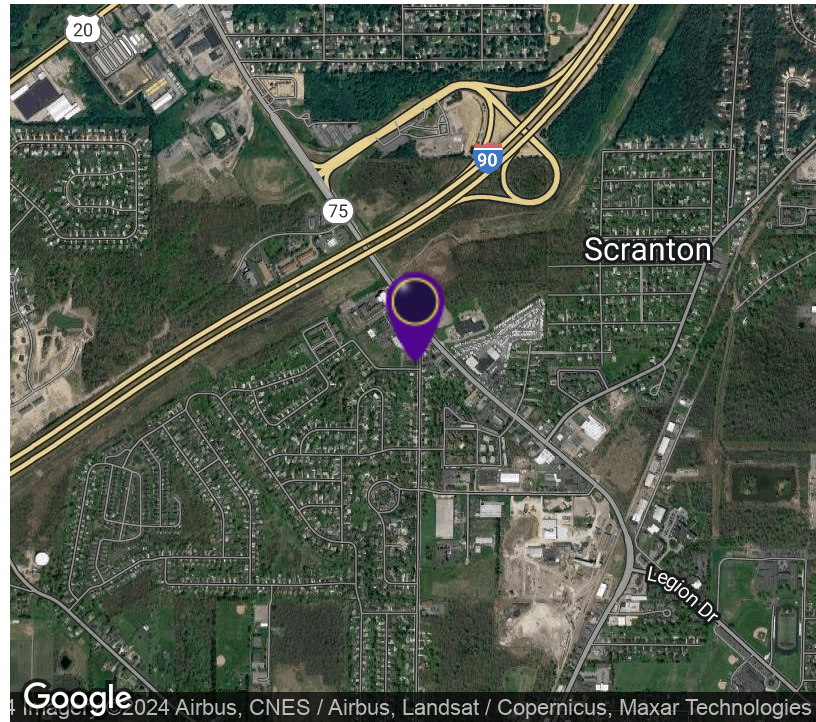


# Holiday Village Business Building

485 Sunset Dr, Hamburg, NY 14075



## OFFERING SUMMARY

Available SF: 800 SF

Lease Rate: Call for More Details

Lot Size: 1.68 Acres

Year Built: 1967

Building Size: 6,375 SF

Zoning: 452

## PROPERTY OVERVIEW

We are thrilled to announce the availability of our state-of-the-art data center with \$1,000,000.00 in build out, complete with advanced security features and top-of-the-line equipment. Located in a secure brick building, the data center boasts a private entrance and is equipped with 800 Amps of power, a 125w generator, and a 16 ton air conditioner to ensure optimal performance and reliability. Ideal for Office or IT Company.

## LOCATION OVERVIEW

Located in the Village of Hamburg in the Camp Rd business district less than twenty (20) minutes from downtown Buffalo. Just 0.25 miles to the NYS Thruway I-90 entrance. Nearby amenities include banks, hotels, gas stations, restaurants, and more.

## PROPERTY HIGHLIGHTS

- Located in a secure brick building
- State of the Art Data Center
- Private Entrance
- 800 Amps of Power
- 125w Generator
- 16 ton Air Conditioner



**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

# Holiday Village Business Building

485 Sunset Dr, Hamburg, NY 14075



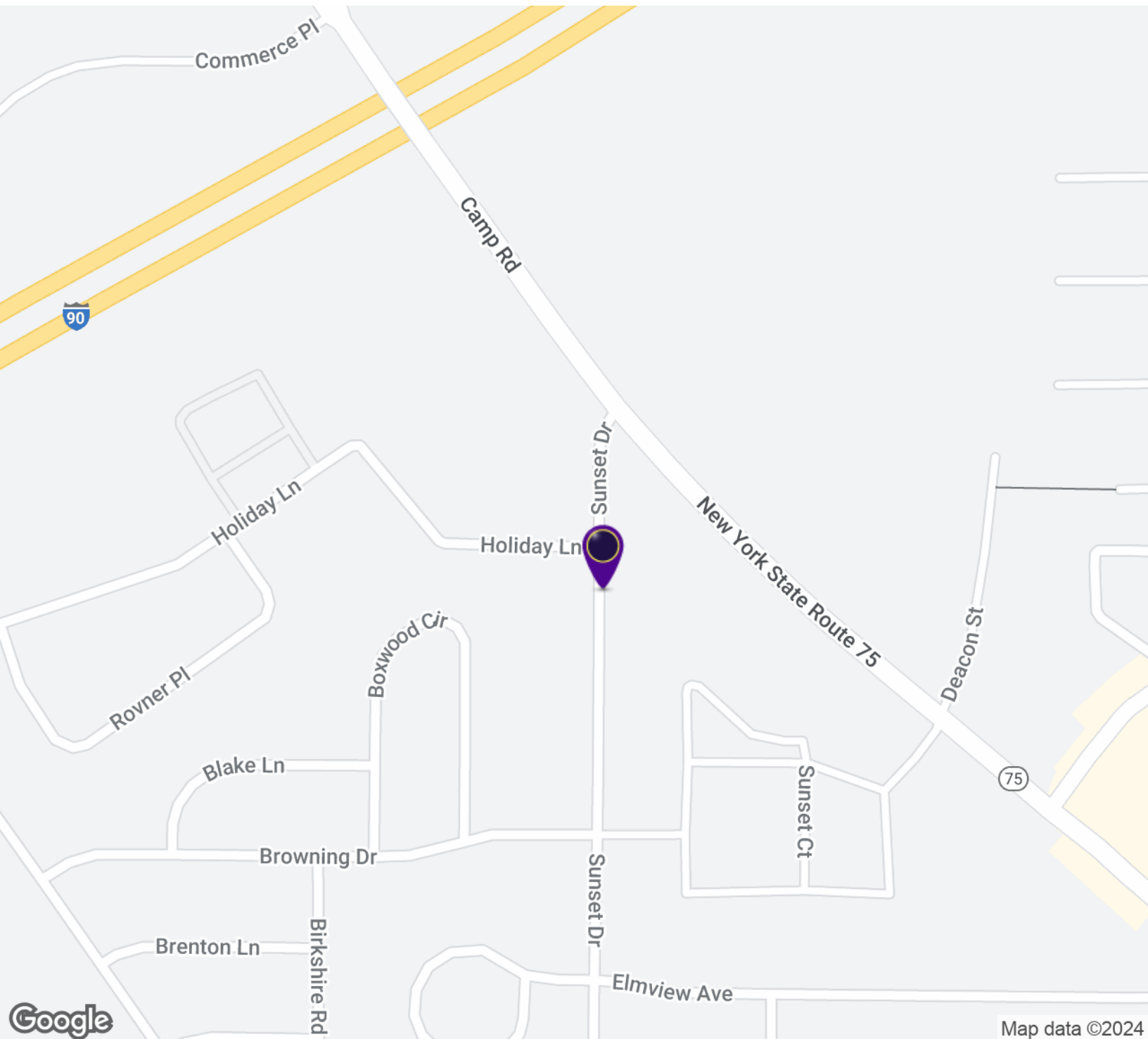
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## LOCATION MAP

# Holiday Village Business Building

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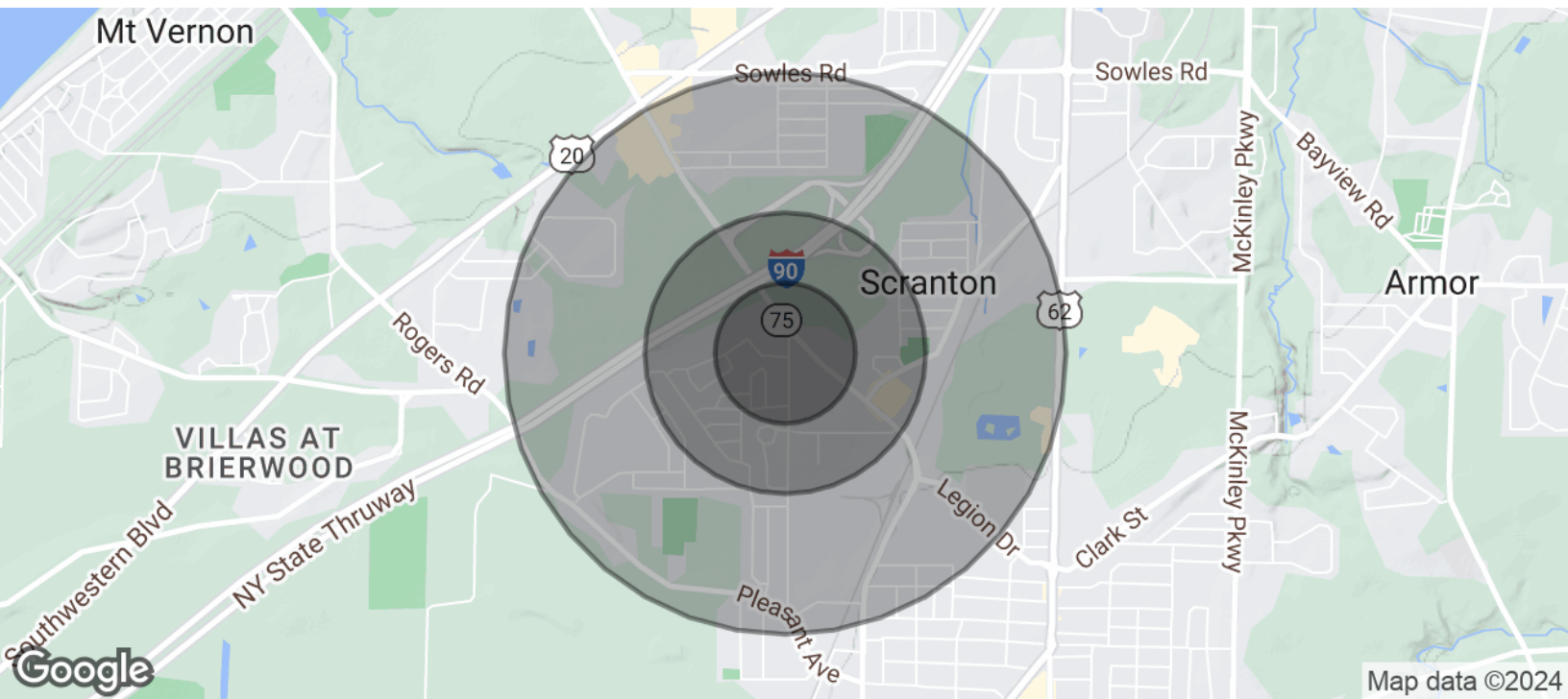


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	532	1,871	5,987
Average Age	43.3	44.6	45.4
Average Age (Male)	41.8	42.6	43.7
Average Age (Female)	44.3	45.8	46.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	243	871	2,799
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$78,716	\$76,799	\$79,609
Average House Value	\$167,228	\$163,703	\$173,097

2020 American Community Survey (ACS)



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