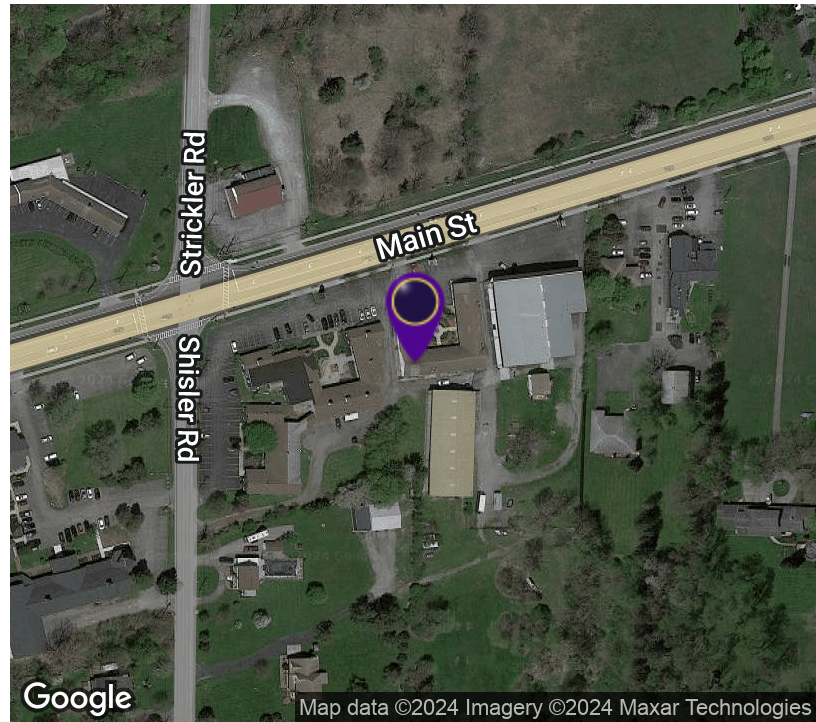


# Former Don George Motor Sports

10295 Main St, Clarence, NY 14031



## OFFERING SUMMARY

Sale Price:	\$998,000
Lot Size:	2.5 Acres
Year Built:	1960
Building Size:	13,300 SF
Zoning:	Commercial
Price / SF:	\$75.04

## PROPERTY OVERVIEW

We are excited to announce the availability of a 13,300+/- SF Commercial Property located near the Village of Clarence. This property is situated on a busy main highway and offers a great opportunity for entrepreneurs looking to start or grow their business. The property features warehouse/retail space/showroom and a 1,000+/-SF 2-3 bedroom house that can be used for storage. The former Don George Sports Center boasts a large showroom and shop area with 4 garage doors for deliveries or shipping. The property sits on 2.5+/- acres with plenty of vacant land for expansion or storage. Paved parking for around 15+/- cars or more. Don't miss out on this highly visible and sought-after location in Clarence Hollow.

## LOCATION OVERVIEW

Located in Clarence Hollow Business District, next to George plaza and near popular restaurants.

## PROPERTY HIGHLIGHTS

- Large windows for display and daylight
- 4 Garage Doors to bays & storage
- Large parking lot for at least 15 cars
- Mostly 16ft ceilings
- Mezzanine Storage Area



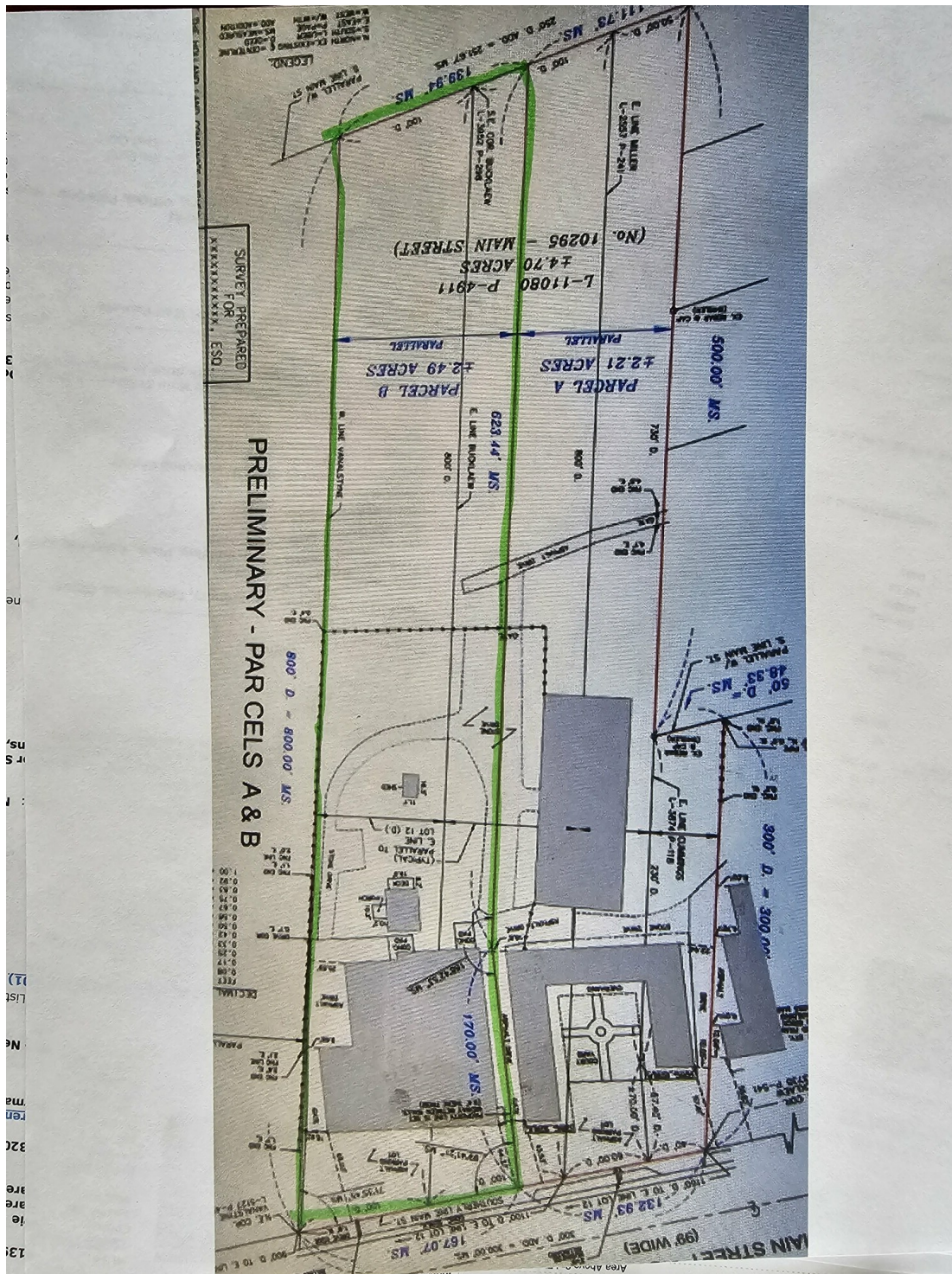
**RICK RECCKIO**  
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ADDITIONAL PHOTOS

# Former Don George Motor Sports

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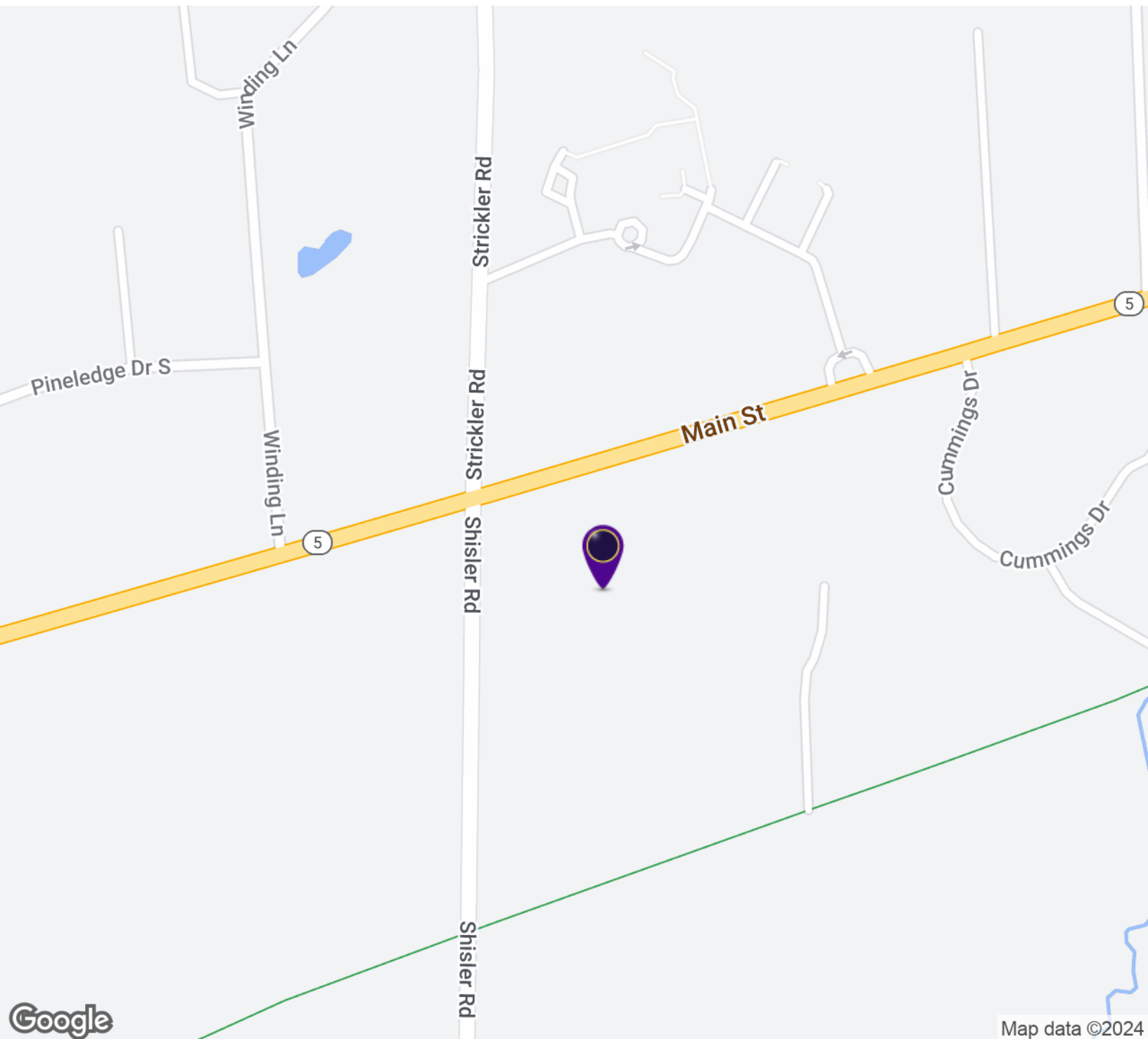
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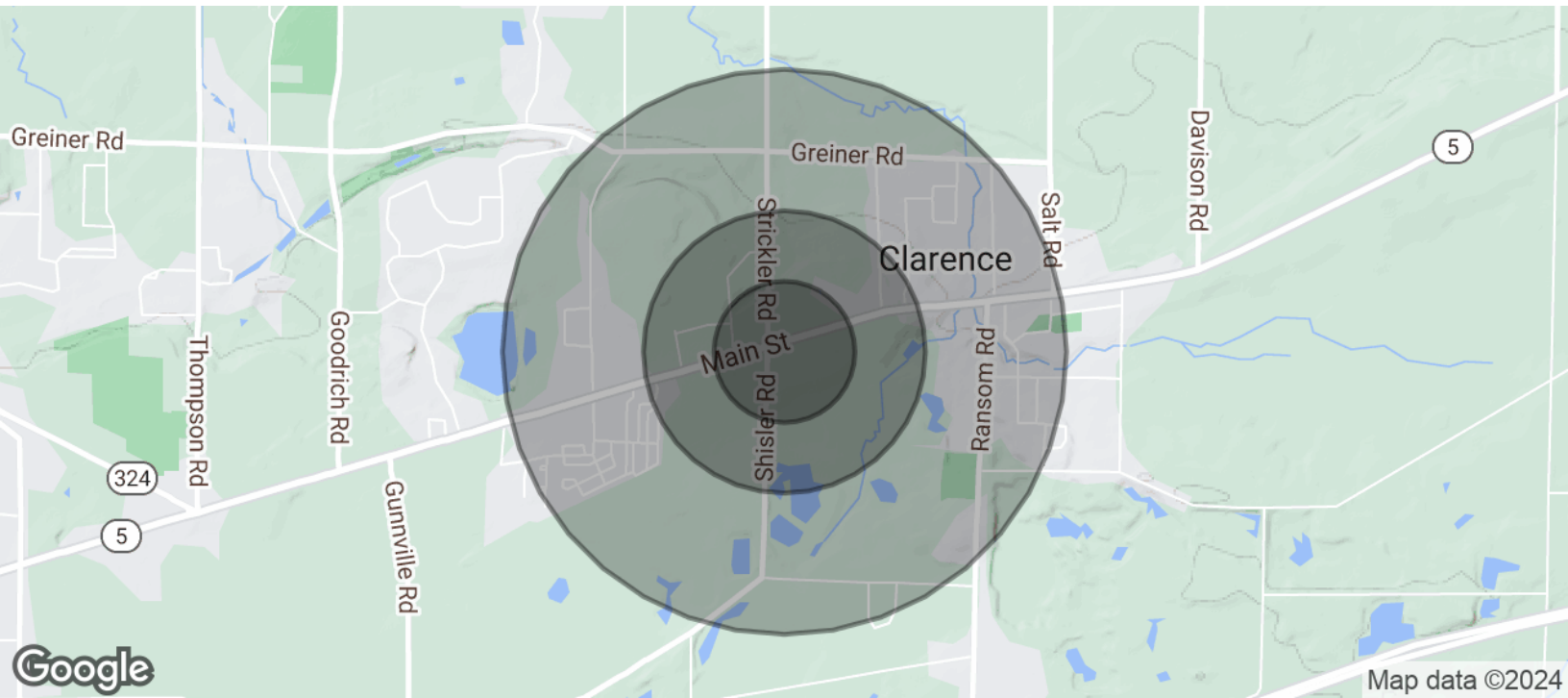
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# Former Don George Motor Sports

10295 Main St, Clarence, NY 14031



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	180	721	2,563
Average Age	61.4	60.1	58.2
Average Age (Male)	54.0	53.4	51.9
Average Age (Female)	64.6	62.9	60.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	83	336	1,191
# of Persons per HH	2.2	2.1	2.2
Average HH Income	\$95,191	\$94,844	\$99,867
Average House Value	\$256,616	\$254,524	\$268,971

2020 American Community Survey (ACS)



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