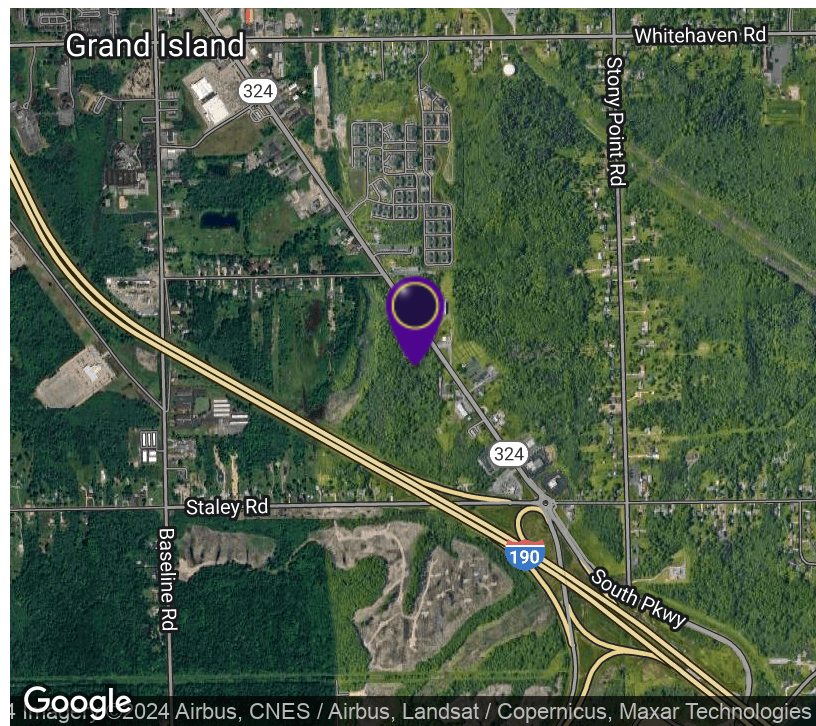


10.2+/- Acres Vacant Land

1850 Grand Island Blvd, Grand Island, NY 14072



OFFERING SUMMARY

Sale Price: Call for More Details

Lot Size: 10.2 Acres

Zoning: Commercial

PROPERTY OVERVIEW

We are excited to announce the availability of a commercially zoned 10.2+/- acres property with 450 feet of frontage in a prime business area with high traffic on a state highway. The property boasts a scenic view and partial wooded area, making it an ideal location for a small plaza, offices, hotel/motel, car lot, nursery and more with town approval. The southern edge of the property backs up to the 190 Thruway, providing an excellent opportunity for advertising. Additionally, the property is only 20 minutes away from both the Rainbow and Peace Bridges, making it easily accessible to Canada.

This is an excellent opportunity for entrepreneurs and business owners looking to establish or expand their business in a strategic location with high visibility and traffic. Don't miss this chance to own a prime piece of real estate. Contact Rick Recckio 716-998-4422 or email rick@recckio.com for more information.



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

PROPERTY SUMMARY

10.2+/- Acres Vacant Land

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LOCATION DESCRIPTION

This property is conveniently located steps from Fantasy Island & a short distance to both downtown Niagara Falls and the City of Buffalo, major roadways, suburban centers, schools, shopping & entertainment. Centralized location near the Canadian Border and only 15 minutes from downtown Buffalo.

PROPERTY HIGHLIGHTS

- Lot Size: 10.2+/- Acres
- Scenic View, Wooded, Wooded - Partial
- Raw Land



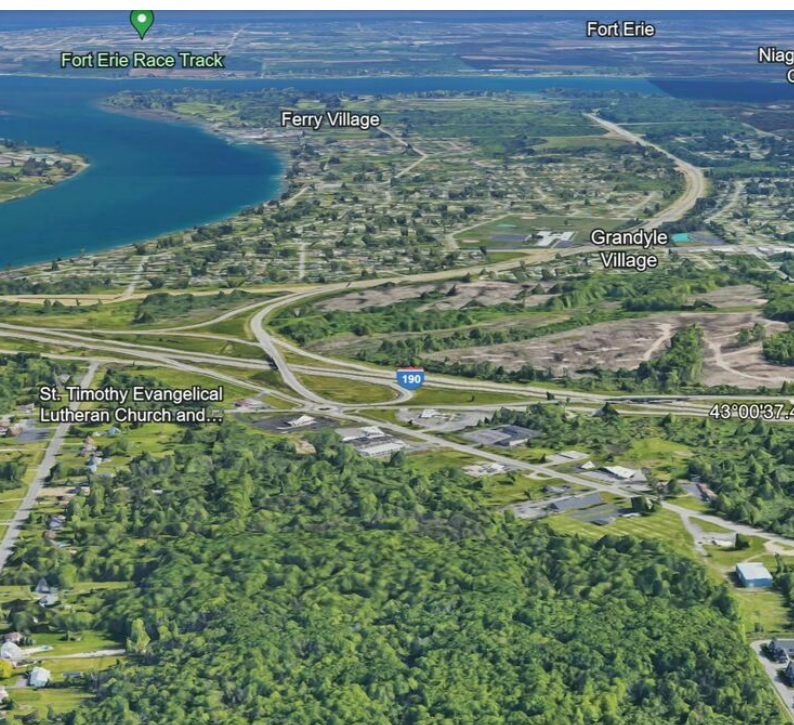
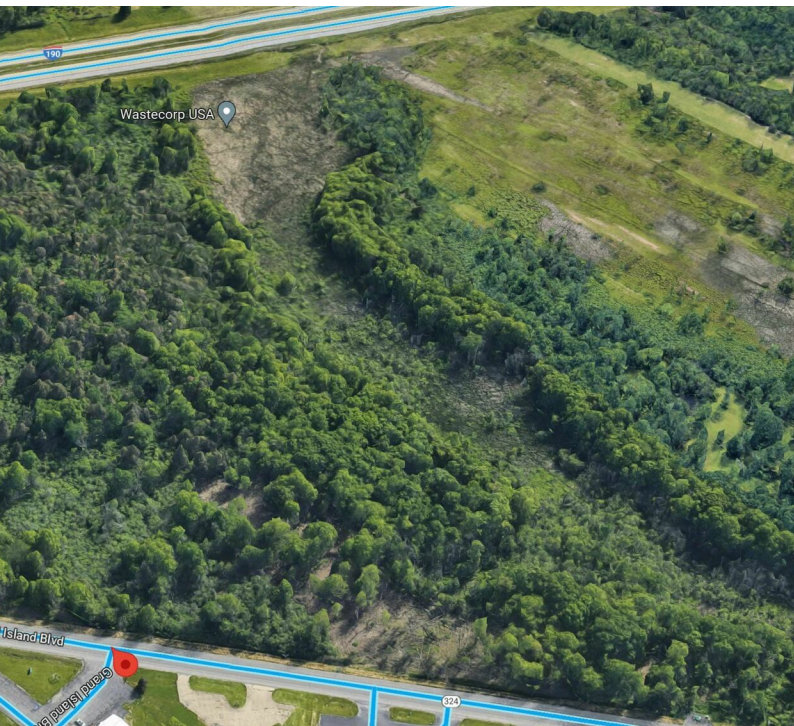
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ADDITIONAL PHOTOS

10.2+/- Acres Vacant Land

1850 Grand Island Blvd, Grand Island, NY 14072



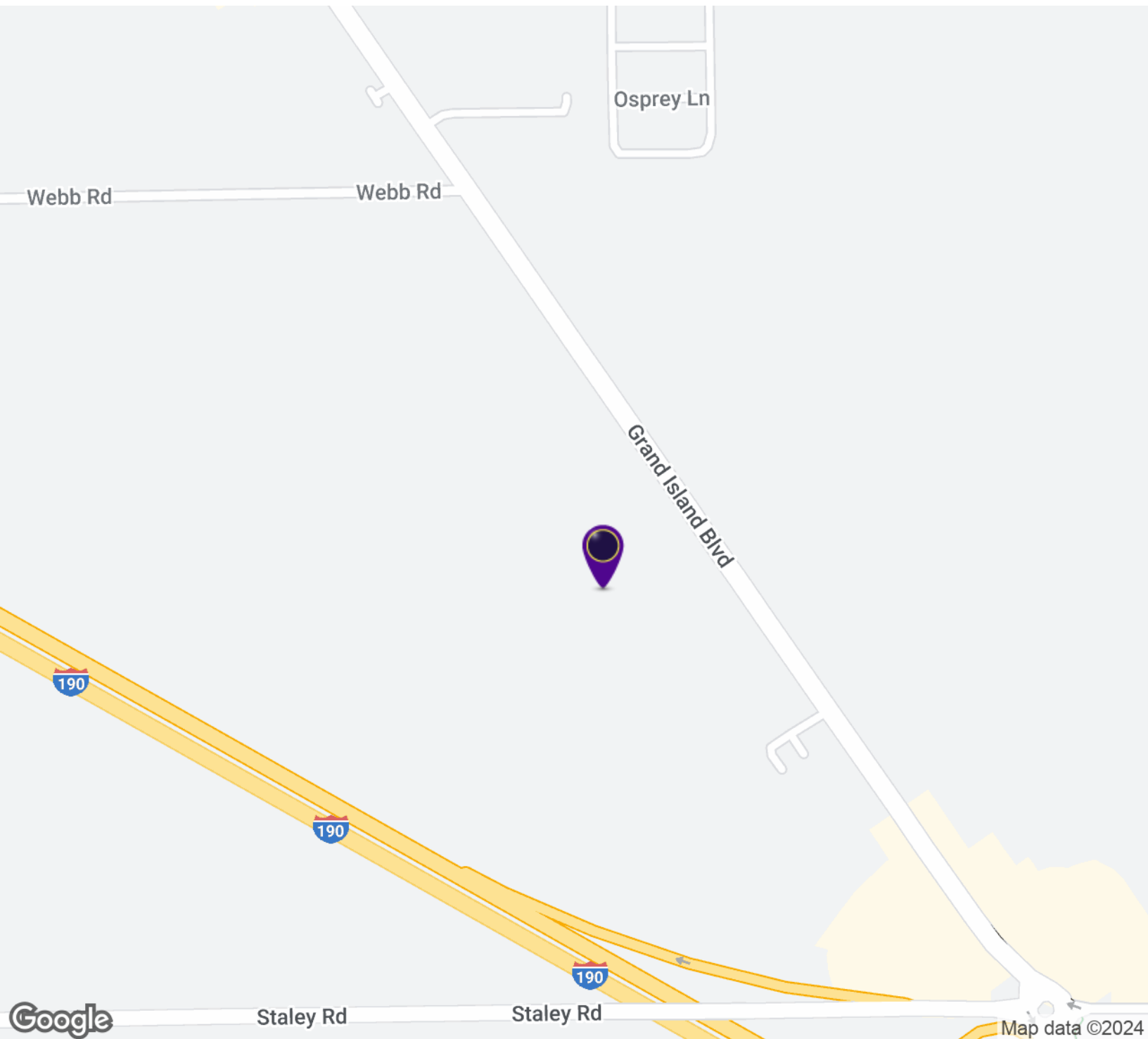
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LOCATION MAP

10.2+/- Acres Vacant Land

1850 Grand Island Blvd, Grand Island, NY 14072

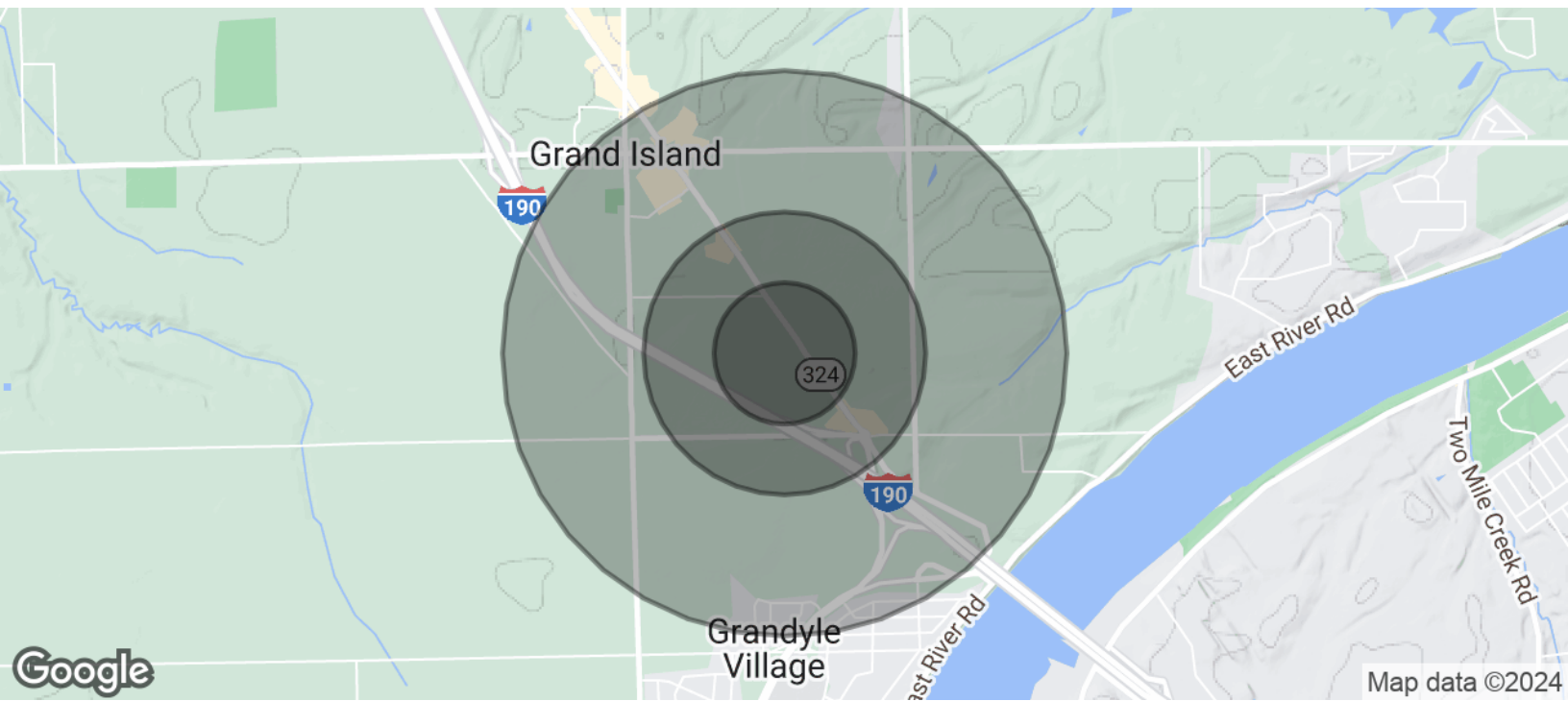


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	144	495	2,130
Average Age	52.4	52.0	51.1
Average Age (Male)	54.2	53.7	52.2
Average Age (Female)	50.7	50.3	50.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	70	239	999
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$112,232	\$109,976	\$100,058
Average House Value	\$300,084	\$296,395	\$250,588

2020 American Community Survey (ACS)



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