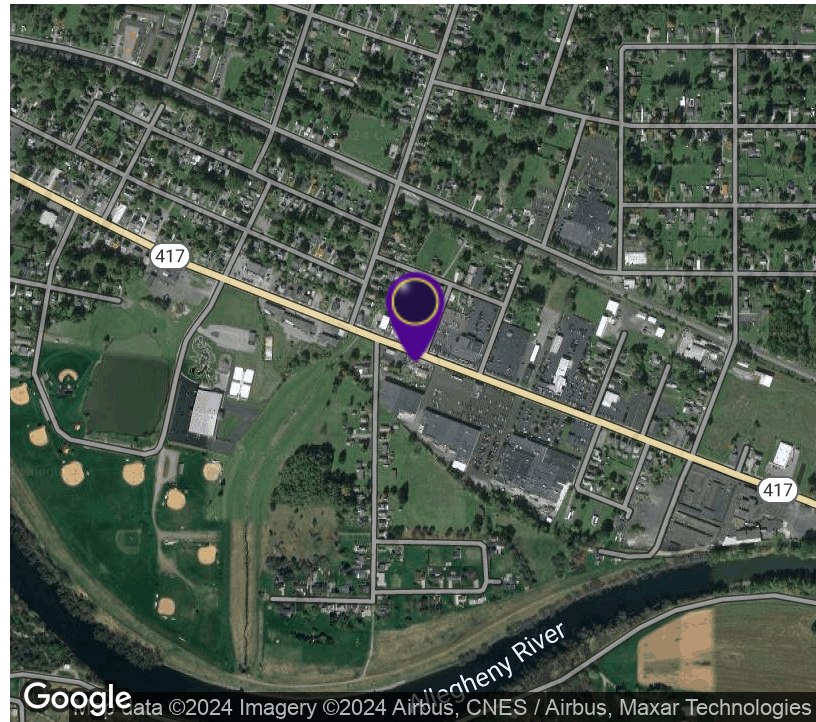


2500+/- SF Warehouse/Storage Building in Industrial Zoning
1020 East State St, Olean, NY 14760



OFFERING SUMMARY

| | |
|----------------|------------|
| Sale Price: | \$299,999 |
| Lot Size: | 0.91 Acres |
| Year Built: | 1910 |
| Building Size: | 2,546 SF |
| Renovated: | 2014 |
| Zoning: | Industrial |
| Price / SF: | \$117.83 |

PROPERTY OVERVIEW

This property includes three separate parcels located on E. State St., Olean New York. With approximately 190 feet of frontage on the main road with an additional access point to Grossman Avenue as a side street, this flight serves a number of potential uses for any business or corporation. Just on the border of general business and industrial zoning this property currently sits in the industrial zoning parameters. Currently being used as a boat storage and maintenance shop. The structure is a steel pole barn approximately 2550 SF, the owner has utilize the space for his business which includes two small offices and a bathroom with the majority of the building being open warehouse space. The back of the building does have multiple docs however they are not in use.



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PROPERTY SUMMARY

2500+/- SF Warehouse/Storage Building in Industrial Zoning
1020 East State St, Olean, NY 14760



LOCATION DESCRIPTION

Located on E. State St., Olean New York, this property is in an ideal location for any general business or industrial usage. Close proximity to other restaurants, businesses, and downtown Olean as well as a magnitude of residential houses. Easy access from route 417, just minutes from Route 16 and New York state Thruway I-86.

PROPERTY HIGHLIGHTS

- 2500+/- SF Building
- 190+/- Feet frontage on E. State St.
- Industrial Zoning
- 0.91 +/- Acre Lot
- Side Access to Grossman Ave



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ADDITIONAL PHOTOS

2500+/- SF Warehouse/Storage Building in Industrial Zoning
1020 East State St, Olean, NY 14760



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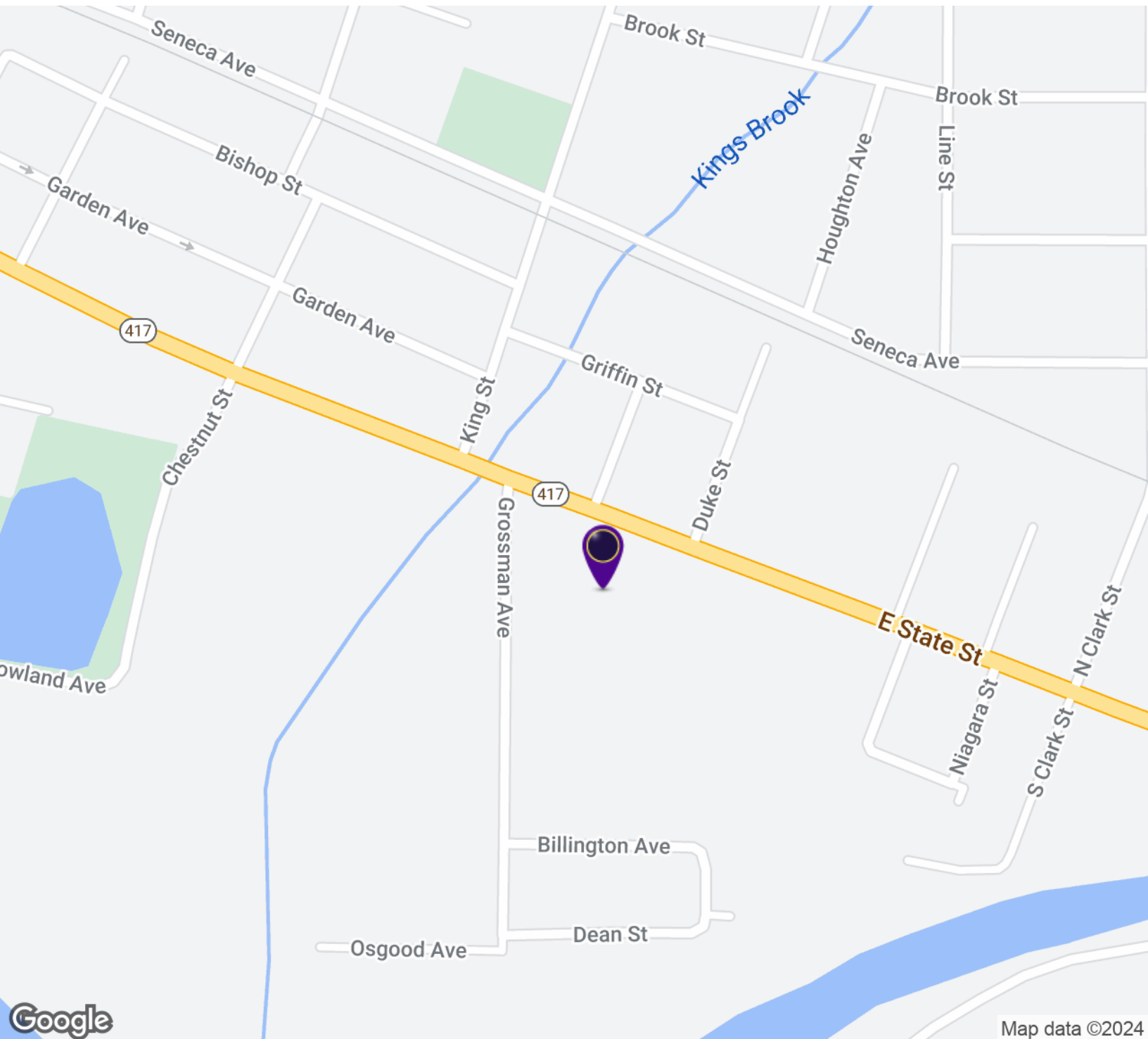


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LOCATION MAP

2500+/- SF Warehouse/Storage Building in Industrial Zoning
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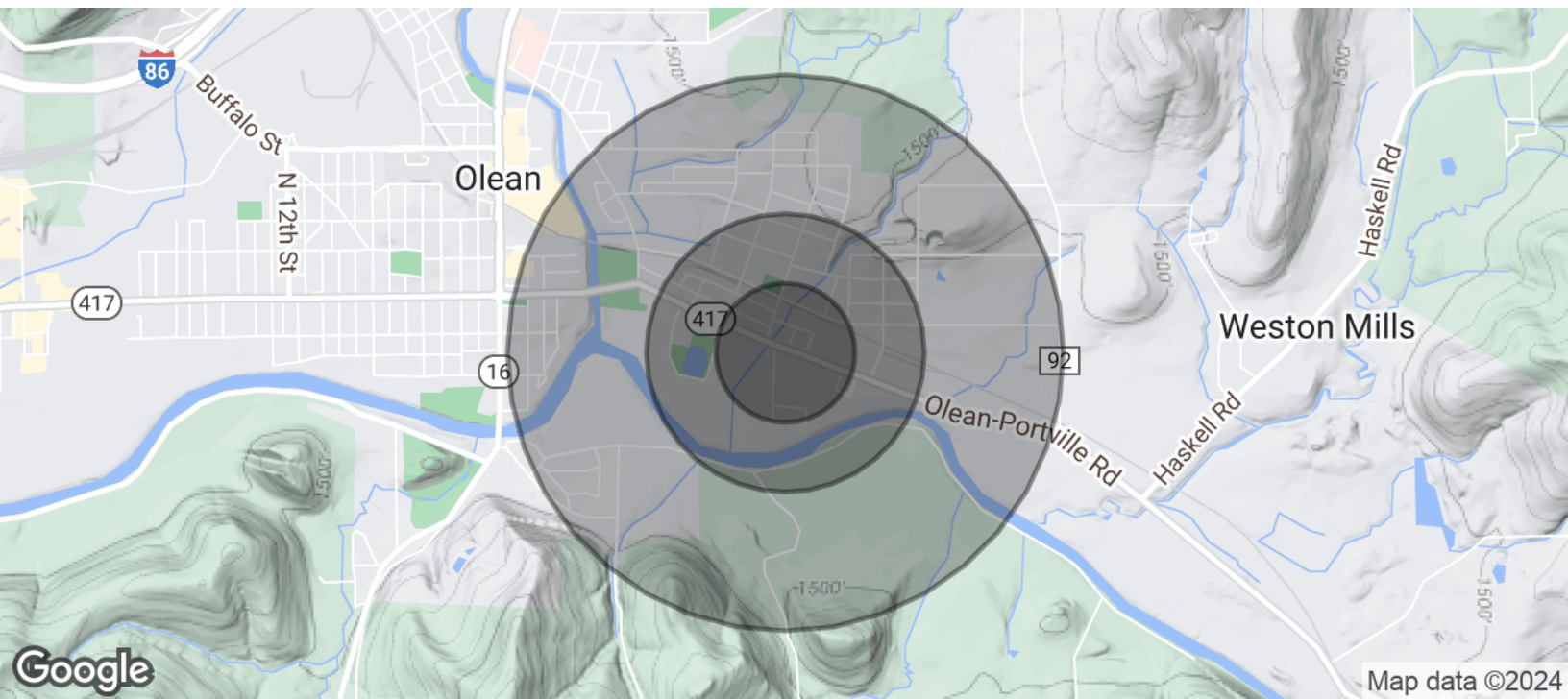


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DEMOGRAPHICS MAP & REPORT

2500+/- SF Warehouse/Storage Building in Industrial Zoning
1020 East State St, Olean, NY 14760



| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population | 272 | 1,190 | 3,686 |
| Average Age | 41.0 | 42.1 | 38.5 |
| Average Age (Male) | 44.6 | 45.8 | 44.3 |
| Average Age (Female) | 39.2 | 43.9 | 39.6 |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
|---------------------|------------|-----------|----------|
| Total Households | 130 | 621 | 1,853 |
| # of Persons per HH | 2.1 | 1.9 | 2.0 |
| Average HH Income | \$86,578 | \$69,201 | \$63,368 |
| Average House Value | \$96,601 | \$62,731 | \$66,641 |

2020 American Community Survey (ACS)



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