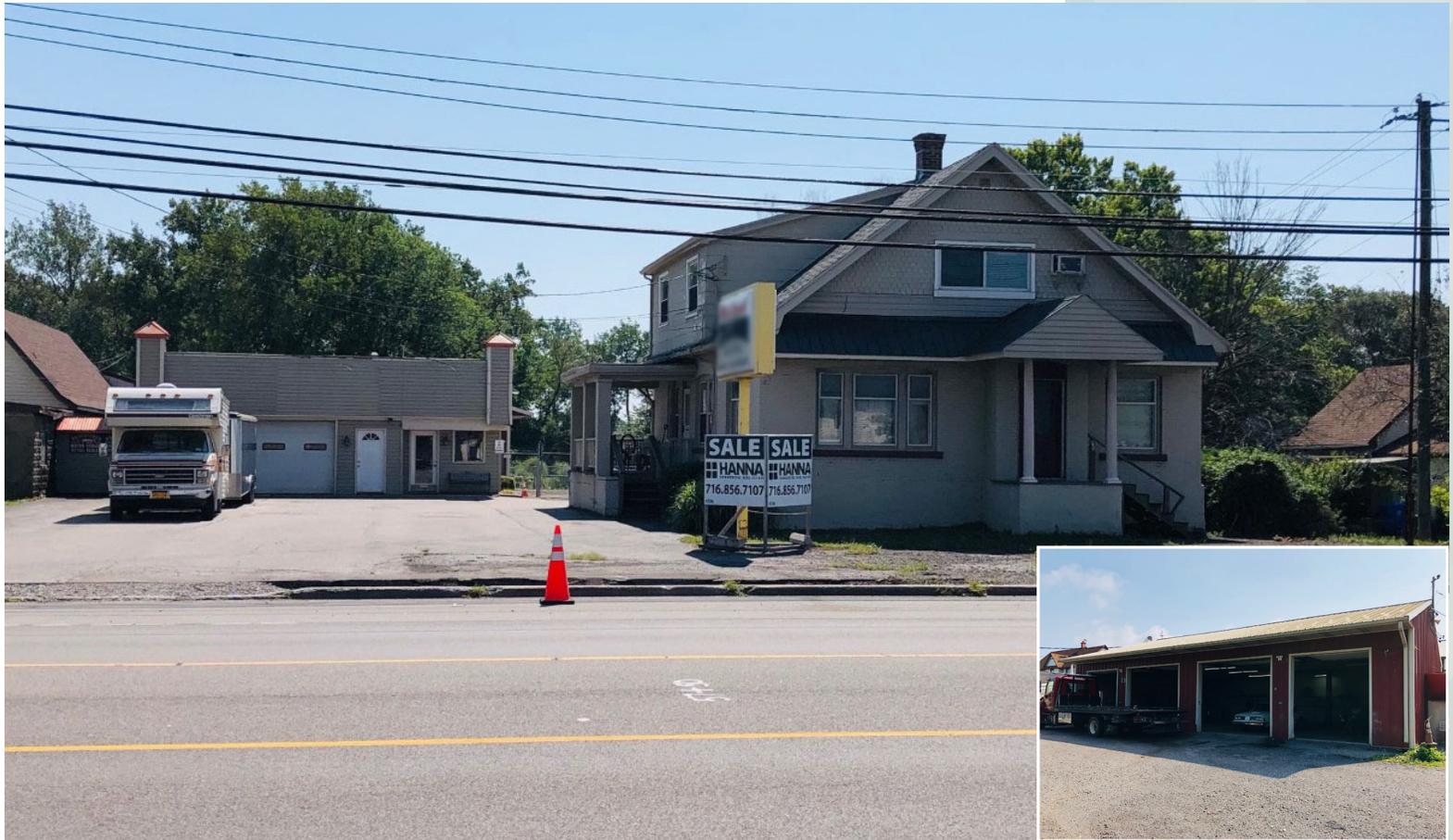


**FOR SALE
OR LEASE**

Industrial / Mixed Use Property
2439 Clinton Street, West Seneca NY 14224



PROPERTY HIGHLIGHTS

- Mixed use warehouse/office/multi-unit residential property
- 2 Acres of land
- 9,400+ SF total
- 2 warehouse/morton buildings
- 2,500 SF: 11.5' clear, (2) 10' x 9' garage doors, (2) 10' x 12' garage doors
- 3,000 SF: 14' clear, (3) 12' x 12' garage doors, paint booth included
- 2,400 SF office & garage building
- 1,500 SF 2 unit residence (2 bedroom upper & 2 bedroom lower)
- Sale includes 2439 & 2447 (Rear) Clinton St.
- Lease option available for \$5,000 per month plus utilities
- **Asking Price Reduced to \$624,900**



HANNA
COMMERCIAL REAL ESTATE
344 Delaware Ave, Suite 200, Buffalo, NY 14202



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

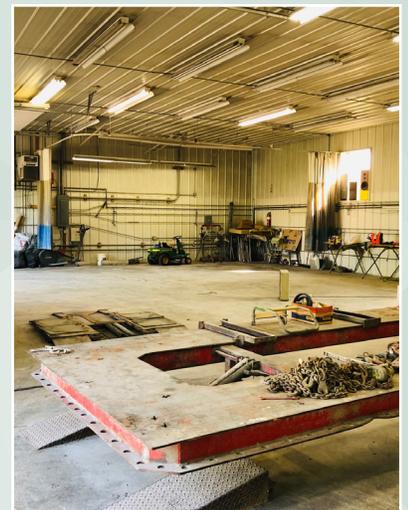
Michael Kaderabeck
Associate Real Estate Broker

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