

**FOR SALE**

# Auto Collision Repair Facility

840 Cayuga Creek Road, Cheektowaga, NY 14227



## PROPERTY HIGHLIGHTS

- Fully equipped and turnkey Auto Collision Repair Facility
- All NYS licenses in place
- Located at signalized corner
- Short distance from NYS Thruway access
- Six overhead doors: (3) 8 ft., (2) 10 ft., and (1) 14 ft.
- .40 acre irregular lot, 178' frontage on William St. and 147' frontage on Cayuga Creek Rd.
- 400 amp electrical service
- 4,160 sq. ft. first floor auto service space
- 3,510 sq. ft. second floor office/storage
- Additional lot available



**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.

**Gregory Zadrozny**  
Associate Real Estate Broker

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**Stephen McGonagle**  
Real Estate Salesperson

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**5 MILE DEMOGRAPHICS**



**POPULATION**  
260,222



**DAYTIME EMPLOYEES**  
112,625



**HOUSEHOLDS**  
112,711



**AVERAGE HH INCOME**  
\$65,020

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