

FOR SALE

Redevelopment Opportunity

4360 S Taylor Road, Orchard Park, NY 14127



PROPERTY HIGHLIGHTS

- 1.5 acres site zoned industrial
- Directly off the Route 219 Expressway
- 2,500 sq. ft. two family home currently on site as well as two additional commercial units
- Commercial units include 2,200 sq. ft. workshop with one overhead door and a 1,300 sq. ft. shop/storage building with one overhead door
- Redevelopment for office/warehouse



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.

Joseph Deck, SIOR
Associate Real Estate Broker

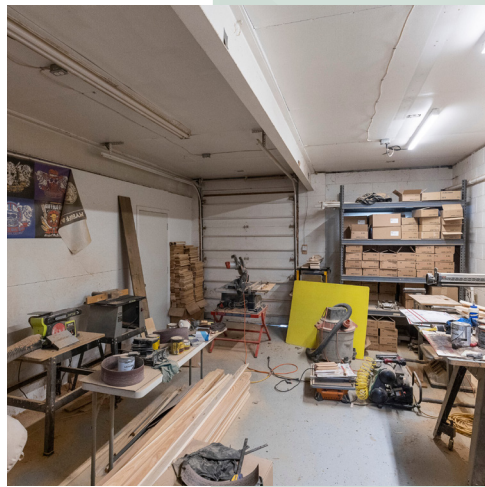
716.830.3325

JosephDeck@HannaCRE.com

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5 MILE
DEMOGRAPHICS



POPULATION
98,904



DAYTIME EMPLOYEES
47,591



HOUSEHOLDS
41,509



AVERAGE HH
INCOME
\$92,460

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