

FOR SALE

82 Lake Avenue Lockport, NY



PROPERTY DESCRIPTION

2.71 acres of development land located adjacent to the corner of Route 78 and Matt Murphy Way. Strategically located at the northern entrance to Lockport. Borders the Erie Barge Canal. 8,653 AADT on Lake Avenue. 1,000 +/- SF cape house located on the property.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	7,204	28,401	40,937
Total Households	3,047	11,920	17,087
Ave. Annual Income	\$42,582	\$48,178	\$50,363

PROPERTY OVERVIEW

Lot Size	2.71 acres
Total SF	1,000 +/- SF
Year Built	1825
Stories	1
Parking	On site

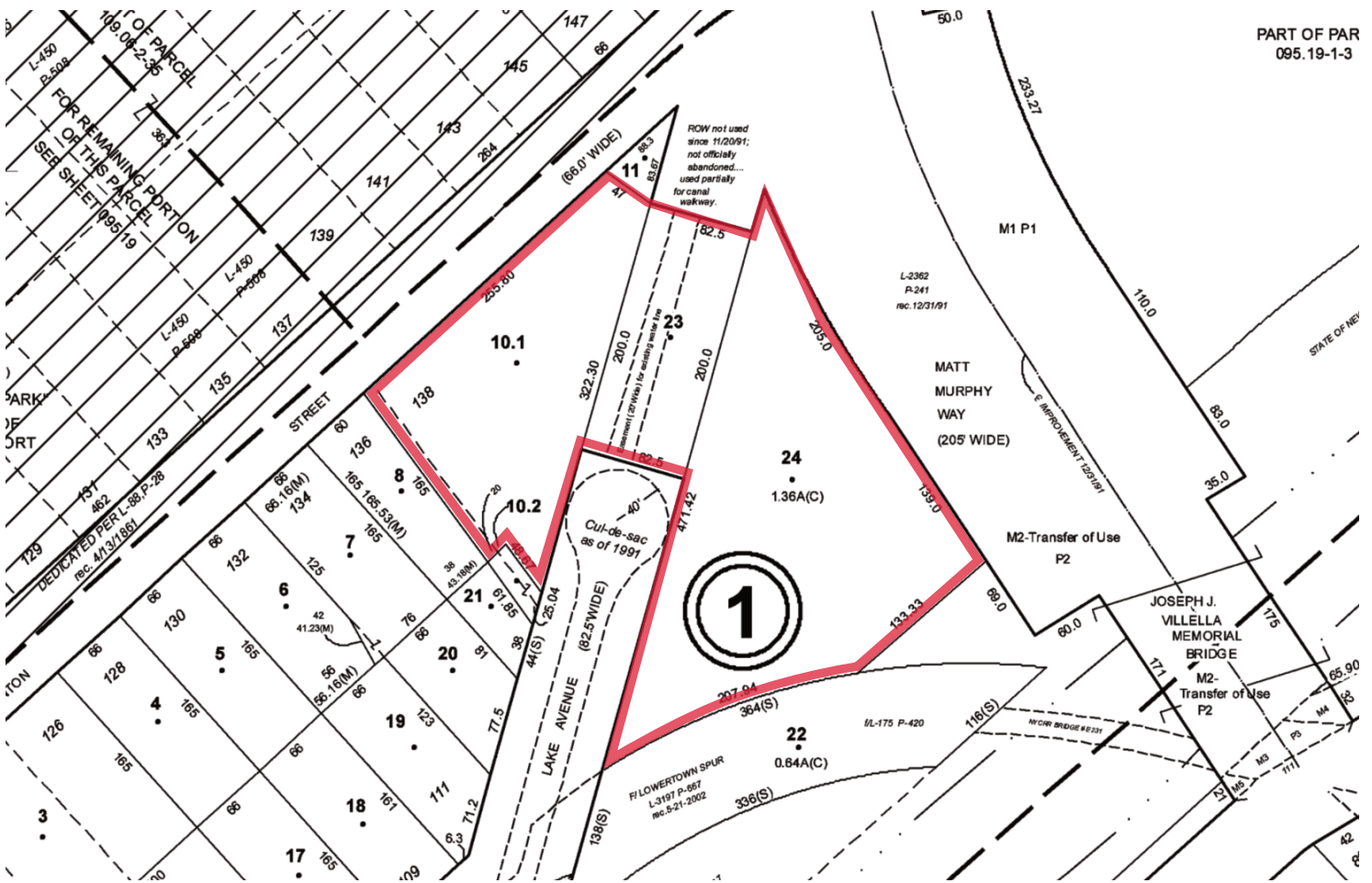


COMMERCIAL

HUNT Commercial
Real Estate Corporation
403 Main St., Suite 400
Buffalo, New York 14203
HUNTCommercial.com

Karl J. Puzio
Licensed Real Estate Salesperson
(716) 880-1921
kpuzio@huntcommercial.com

Dennis Dargavel
Licensed Associate Real Estate Broker
Cell: (716) 310-9573
ddargavel@huntcommercial.com



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