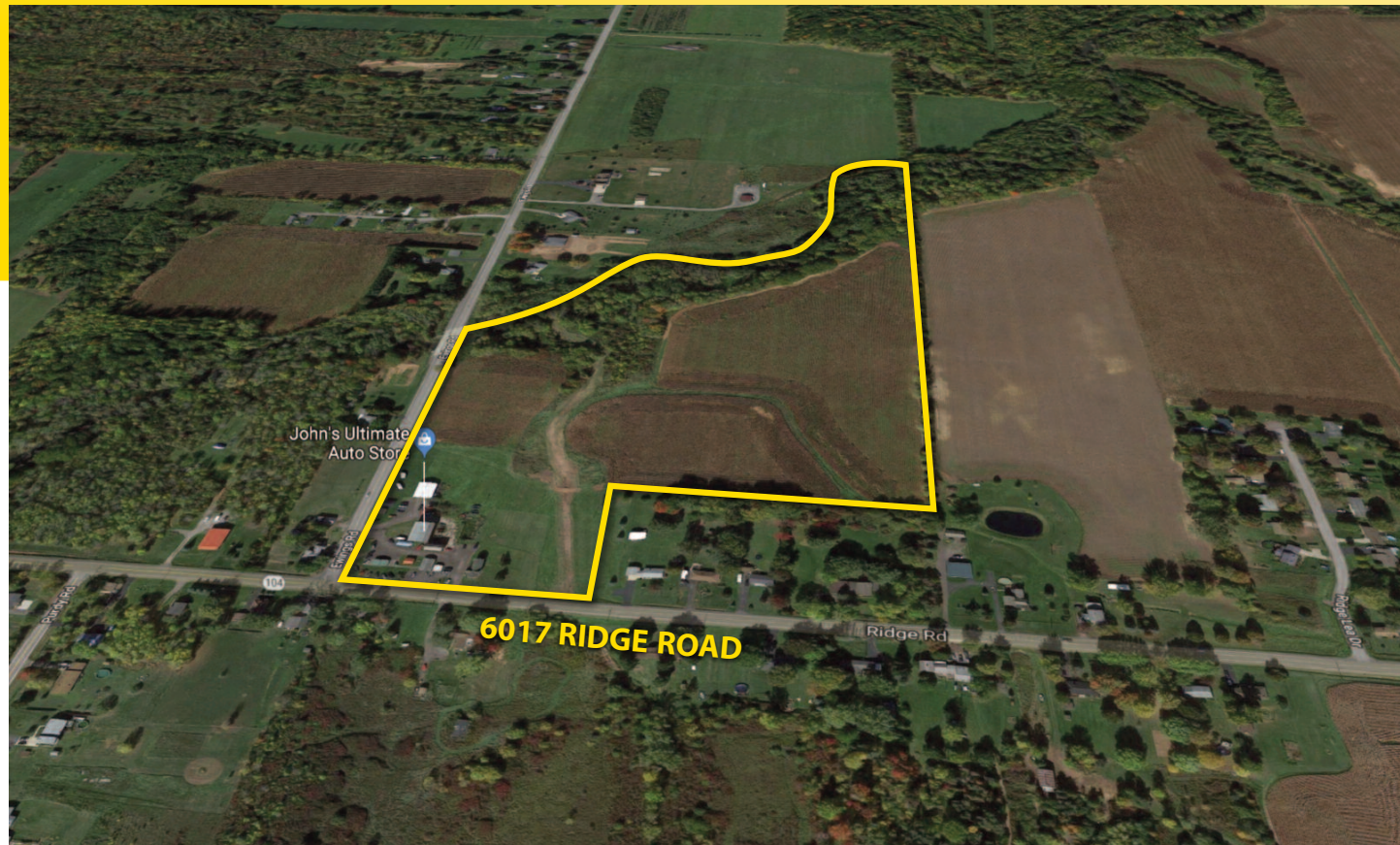


FOR SALE

6017 Ridge Road Newfane, New York



PROPERTY DESCRIPTION

John's Ultimate Auto Store – Used auto lot with repair shop. Located on heavily trafficked Ridge Road in Newfane, NY. Includes 5 buildings: retail/office, auto repair shop, 2 barns and duplex (currently used as an office). At the corner of Ewings Road and Ridge with a total of 35+ acres. Sale includes two (2) 10,000 lb hydraulic lifts and 80 gallon air compressor.



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

The information, statements, and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. All offerings subject to errors, prior sale, lease, or withdrawal without notice.



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6017 Ridge Road Newfane, New York

PROPERTY OVERVIEW

Lot Size	35.30 +/- acres
Total SF	8,364 +/- SF
Year Built	1980
No. of Buildings	5
Stories	2
Parking	On site

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	628	5,189	32,715
Total Households	211	1,884	13,438
Ave. Annual Income	\$74,999	\$64,210	\$48,802

