

FOR SALE

8511-8521 Sheridan Drive Buffalo, New York



307' FRONTAGE ON HARRIS HILL RD.

PRIME REDEVELOPMENT SITE!

Southeast corner of Sheridan Drive & Harris Hill intersection. Two (2) acre parcel with an 8,000 SF retail/apartment complex (8511 Sheridan Drive) and a two (2) story, two (2) family residential building (8521 Sheridan Drive). Two (2) curb cuts on Sheridan and two (2) curb cuts on Harris Hill. 283' +/- on Sheridan Drive and 307' +/- on Harris Hill.

8511 Sheridan Drive	8521 Sheridan Drive
INCOME – \$62,040	INCOME – \$19,440
EXPENSES – \$15,245	EXPENSES – \$3,504
NOI – \$46,795	NOI – \$15,936

PROPERTY OVERVIEW

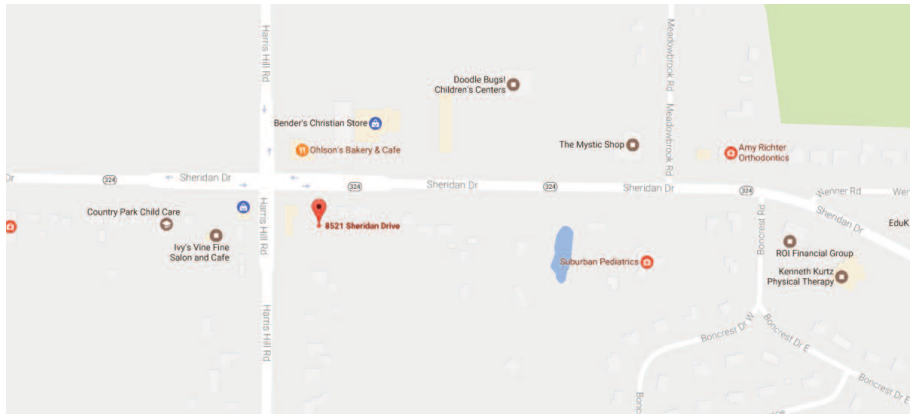
Lot Size	2.00 +/- acres
Total SF	10,000 +/- SF
Year Built	1956
Stories	1
Traffic Count	15,334 ADT on Sheridan Dr. 10,709 ADT on Harris Hill Rd.
Parking	On Site



COMMERCIAL

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