



HUNT
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COMMERCIAL

FOR SALE

Ulrich City Center, Lockport, NY 14094

80 Main Street and 175 Walnut for sale together



Prime Investment Property Of Almost An Entire Block

Multi-Use Commercial / Office Complex. A total of three, one and two story buildings. Each building is of brick and block construction with individual, private tenant entrances. The two buildings on Main Street are interconnected by a covered archway. Zoned B2. Note the buildings have the right by an exclusive and permanent parking easement with the city of Lockport to park up to 175 cars in the municipal lot between the buildings. There are 7 commercial units along Main and 6 units along Walnut street.

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HUNT Commercial Real Estate Corporation
403 Main Street, Suite 400, Buffalo, New York 14203

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Ulrich City Center

80 Main Street, Lockport, NY 14094

80 MAIN STREET	
Lot Size	0.96 +/- acres
Total SF	35,000 +/- SF
Year Built	2006
Stories	2

154 WALNUT STREET	
Lot Size	1.50 +/- acres
Total SF	16,790 +/- SF
Year Built	2006
Stories	2

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	14,537	30,488	41,982
Total Households	6,411	12,745	17,523
Ave. Annual Income	\$41,190	\$48,376	\$51,443

