

FOR SALE

3519 Broadway Buffalo, New York



PROPERTY DESCRIPTION

Looking to triple your space & income or just starting out? 40 year, well respected name & profitable auto repair shop on highly trafficked street in Town of Cheektowaga will allow for that. 5 bay doors with tallest at 12 ft. allow you larger commercial vehicles & enough space to house 9 vehicles comfortably indoor at any time. Parking for 75+ cars on acre lot. Coveted NYS inspection license, dealer license & Corrosion free undercoating business (exclusive rights in NYS) out of Canada transfers to new owner. All equipment stays incl 3 yr new alignment machine. Radiant heat w/insulated walls, 10 yr rubber membrane roof, new glass block windows throughout. Separate office & break room, client waiting room with restroom. Environmental studies available. Call today & pack your toolbox!

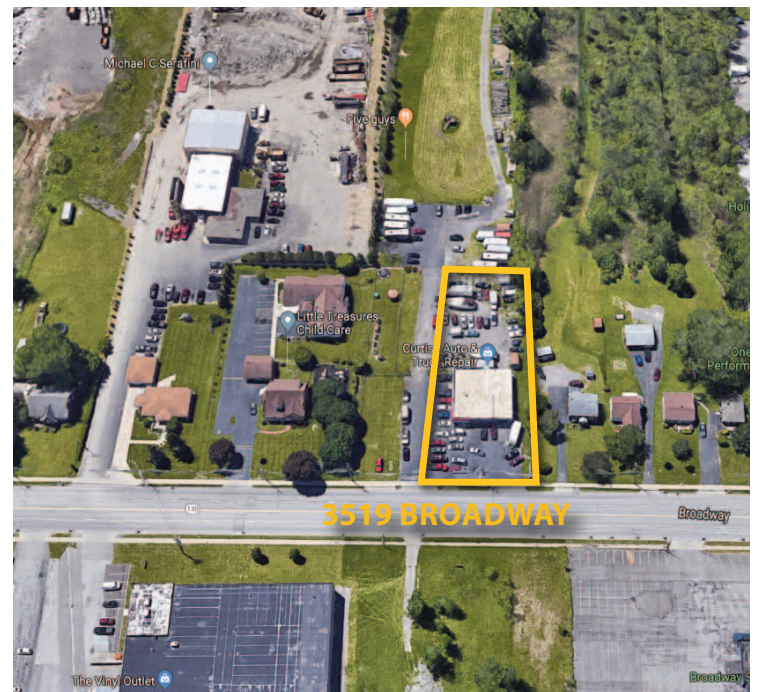
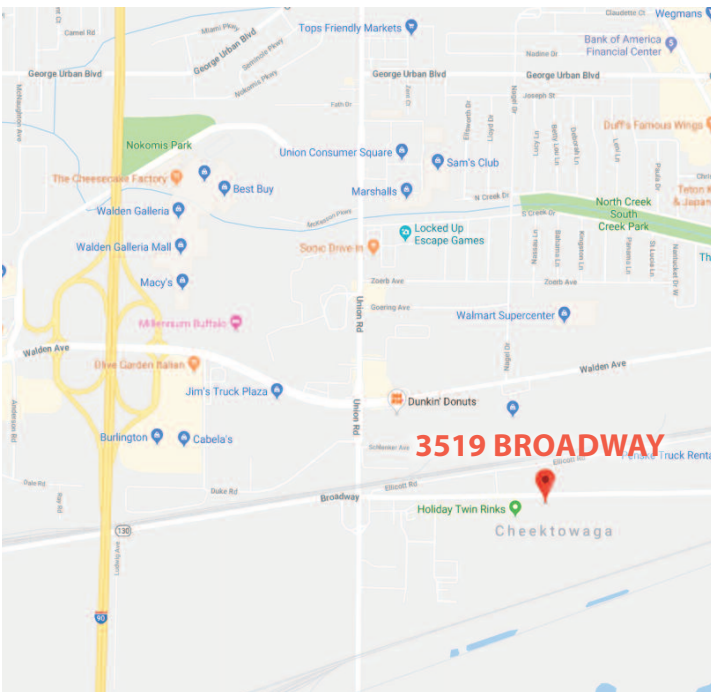
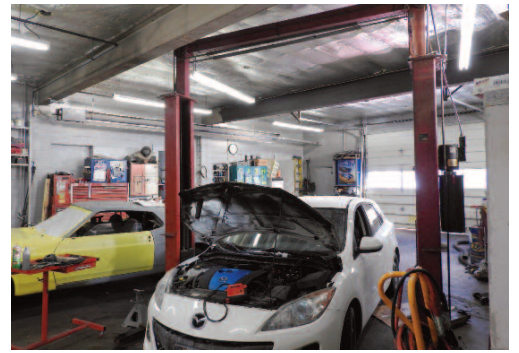
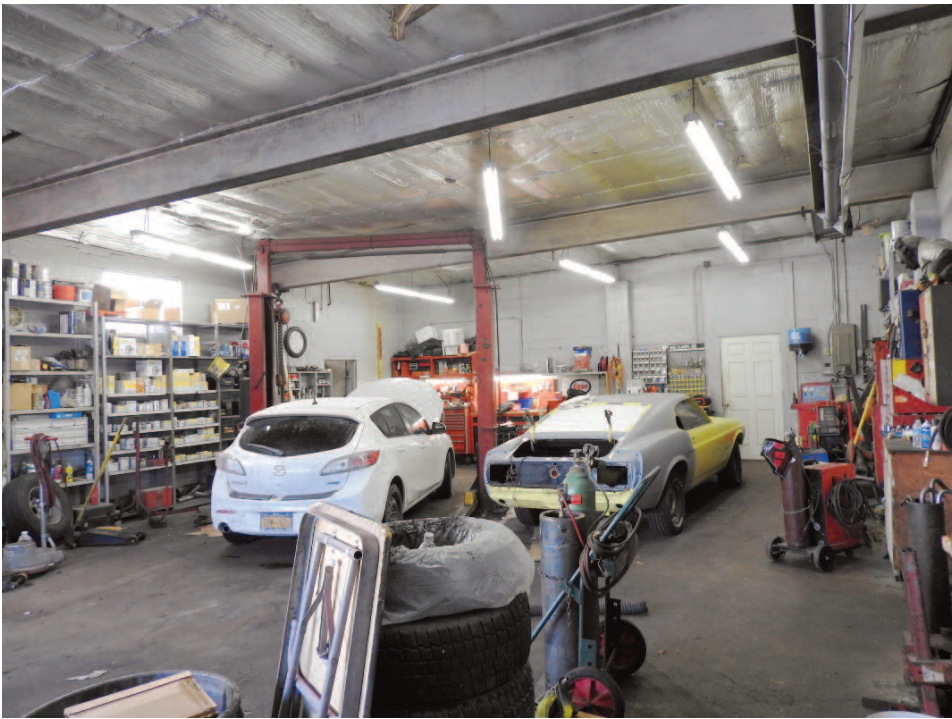
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	PROPERTY OVERVIEW	
Total Population	4,135	80,594	252,066	Lot Size	0.96 acres
Total Households	1,811	35,911	108,429	Total SF	4,087 +/- SF
Ave. Annual Income	\$58,221	\$50,208	\$48,111	Year Built	1956
				Stories	1
				Parking	On Site



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

Joseph Farrauto
Licensed Associate Real Estate Broker
(716) 880-1904
jfarrauto@huntcommercial.com

Patricia Sutliff
Licensed Real Estate Salesperson
(716) 435-8499
psutliff@huntcommercial.com



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Buffalo, New York 14203
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