

FOR SALE

4525 Witmer Industrial Niagara Falls, New York



PROPERTY DESCRIPTION

Excellent opportunity to build in a high demand area. 2.30 +/- acre lot, zoned light industrial. The potential exists to build a storage facility, warehouse or light manufacturing facility. Close to an on ramp to the I-190 and a short drive to the Lewiston-Queenston Bridge. Survey and site plan available. Owner will consider holding a note with favorable terms. All utilities at site.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	1,817	38,831	71,415
Total Households	733	16,472	31,280
Median Annual Income	\$53,541	\$34,855	\$40,678



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

Paul Dolan
Licensed Real Estate Salesperson
(716) 243-9466
pdolan@huntcommercial.com



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