

FOR SALE

2460 Union Road Cheektowaga, New York



PROPERTY DESCRIPTION

3,120 SF building with excellent frontage on busy Union Road. Building has many possible uses and has been the past home of doctor's offices, hair salon and print shop. Building has well lit signage and 208 3-phase power with a 10' x 12' grade door in the back.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	10,297	74,053	250,473
Total Households	5,004	33,517	108,102
Ave. Annual Income	\$42,733	\$50,588	\$46,231

PROPERTY OVERVIEW

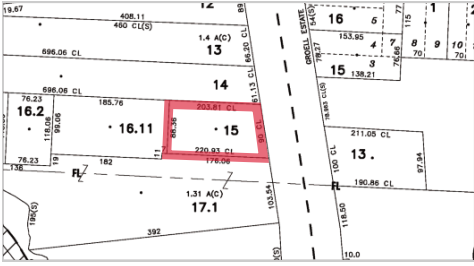
Lot Size	1.17 +/- acres
Total SF	3,120 +/- SF
Year Built	1970
Stories	1
Parking	On Site



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

Heidi Nuessle

Licensed Associate Real Estate Broker
(716) 880-1917
hnuessle@huntcommercial.com



COMMERCIAL

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

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