

6.4 ± ACRES AVAILABLE FOR SALE

BUILDING FEATURES

Lot Size	6.4 ± Acres
Zoning	R-65 + M1

Property Highlights

- 6.4 ± Acres industrial land available for sale
- Land connects the North America Industrial Park and Seneca Creek Road
- Centrally located in the Buffalo, NY area on the border of the USA and Canada
- Within a day's drive of 75% of the population of North America
- Proximate to shopping, restaurants, banking, and more
- Ideal for: residential conversion, industrial conversion

For more information, contact:

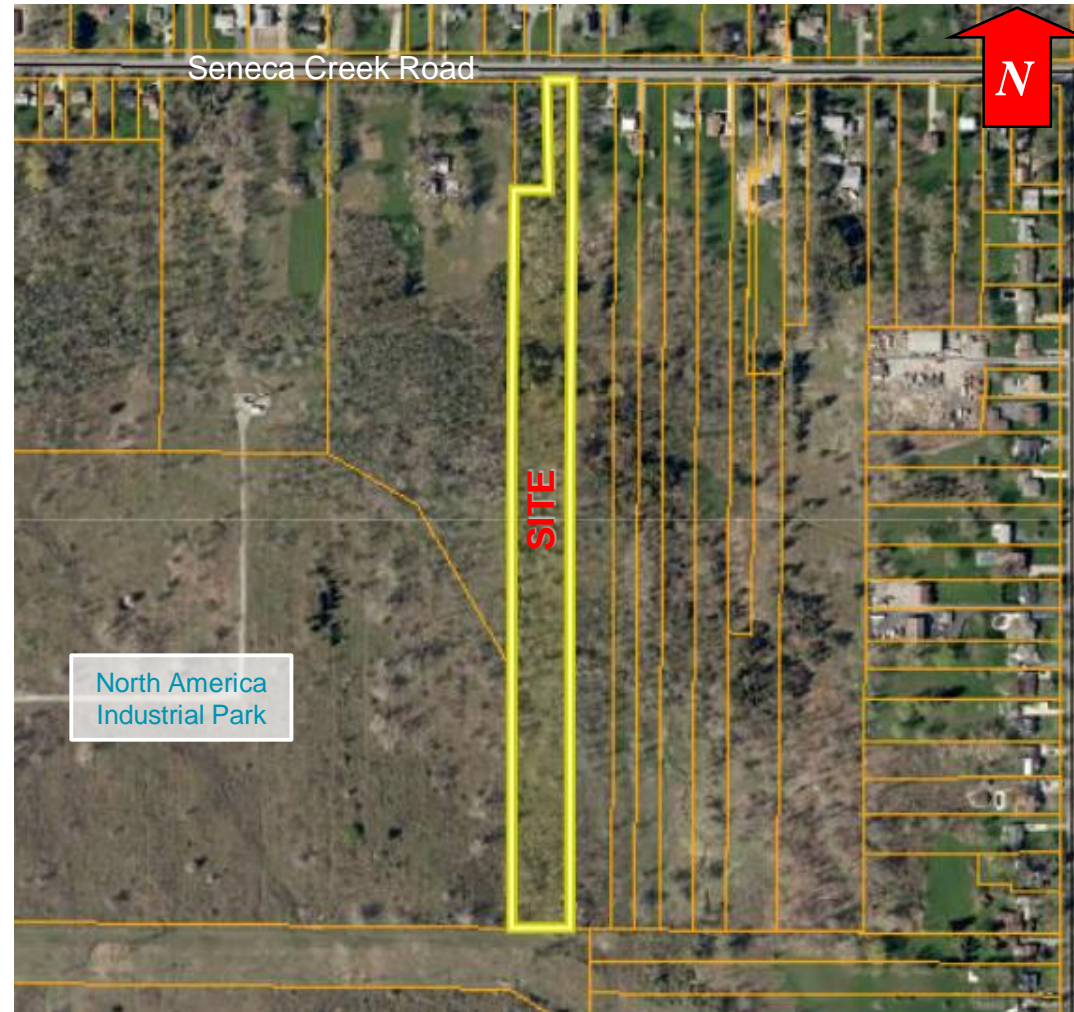
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INDUSTRIAL LAND AVAILABLE FOR SALE

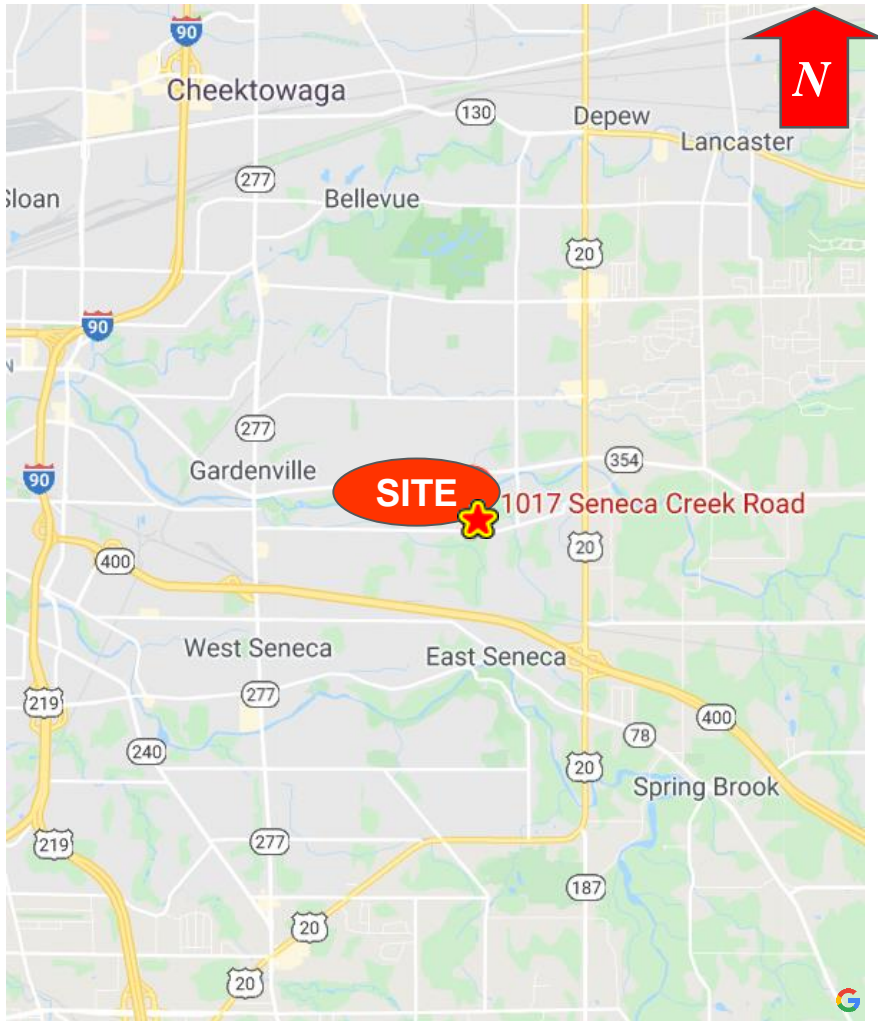


DEMOGRAPHIC	1 MILE	3 MILE	5 MILE
Population	4,000	56,087	156,508
Average Household Income	\$82,600	\$80,097	\$75,592

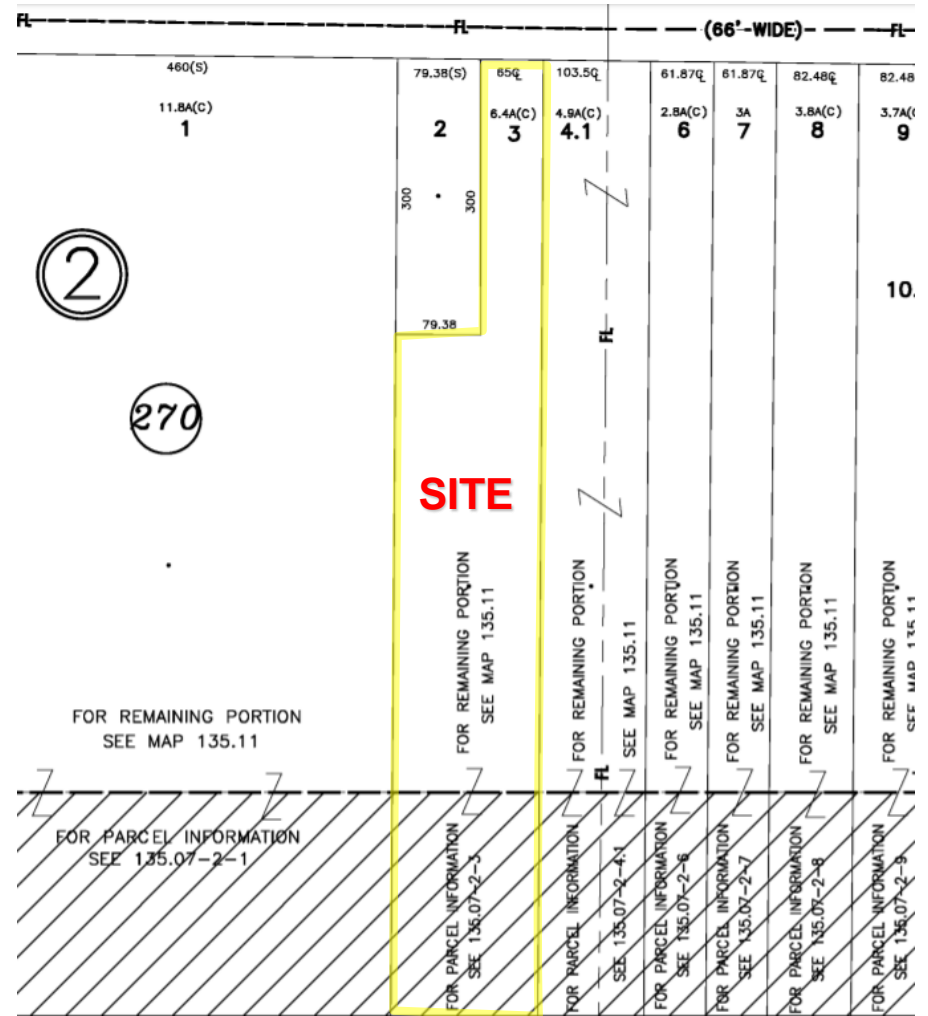
FOR SALE

1017 Seneca Creek Road

West Seneca, New York



Location Map



Tax Map