

FOR SALE

3781 Delaware Avenue Tonawanda, New York



PROPERTY DESCRIPTION

Opportunity to purchase 3,850 SF, 6 bay automotive facility on 130' x 169' lot with front and rear parking area. Excellent potential to convert to retail, office or restaurant use. Located on Delaware Avenue between Sheridan and the 290. Automotive equipment can be purchased for \$20,000 additional.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	13,428	124,310	279,386
Total Households	6,308	56,314	117,660
Ave. Annual Income	\$52,494	\$52,098	\$50,803

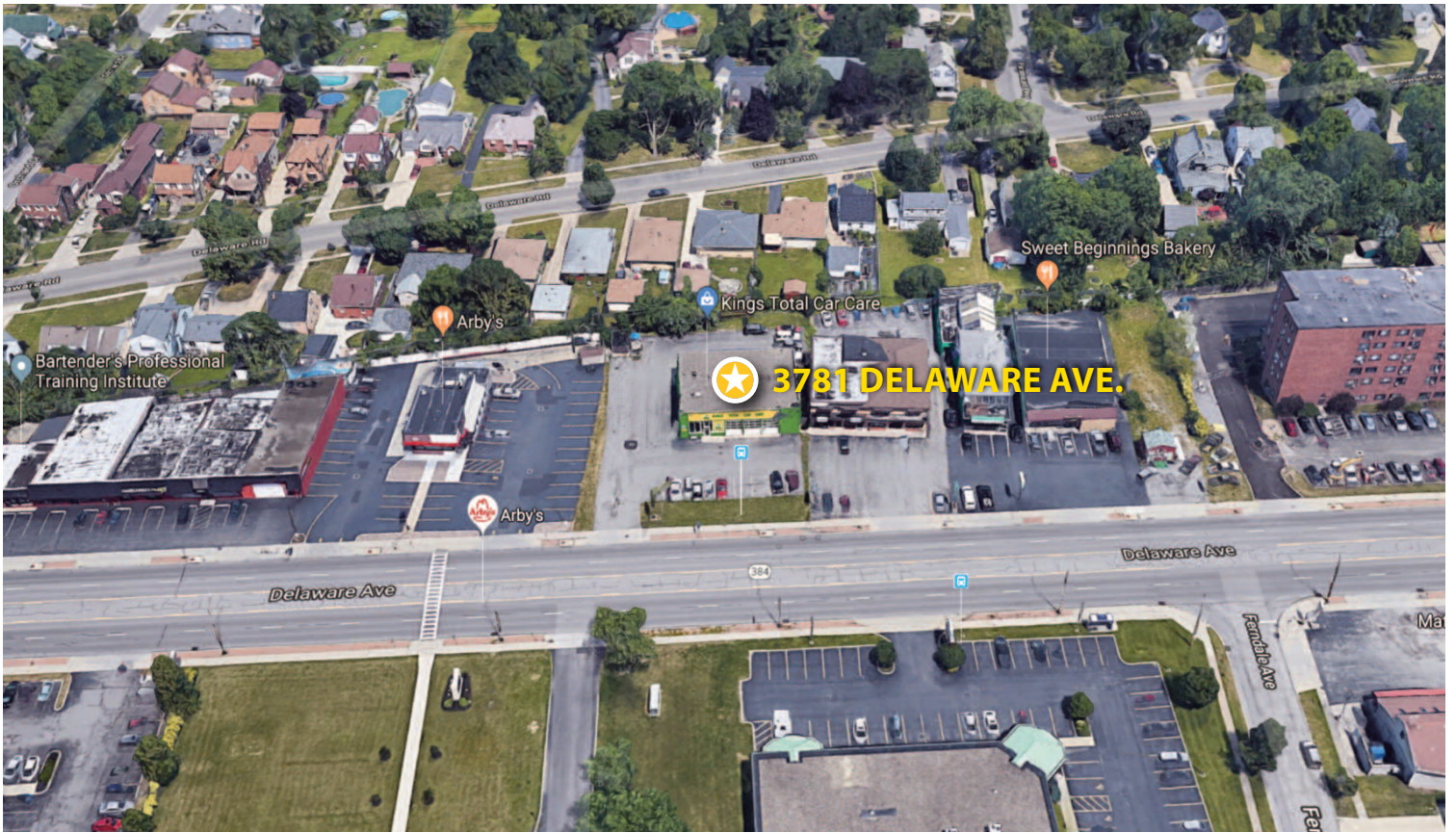
PROPERTY OVERVIEW

Lot Size	0.50 +/- AC
Total SF	3,850 +/- SF
Year Built	1992
Stories	1
Traffic Counts	22,238 AADT
Parking	On Site



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

Thomas Gentile
Licensed Associate Real Estate Broker
(716) 880-1905
tgentile@huntcommercial.com



COMMERCIAL

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