



Great Dane Properties, LLC

Commercial Real Estate Sales, Leasing, Management & Development

Office/Retail For Lease

4185 Bolivar Road
Wellsville, NY 14895

- Prime Location
- +/- 1,500 SF
- New flooring throughout
- Interior walls freshly painted
- Heaviest travelled area in Allegany County
- Located adjacent to proposed 3.3 acre redevelopment site
- Traffic Counts: 9,796 AADT



Joseph M. Draghi

Licensed Real Estate Broker

Licensed in New York, New Hampshire, Connecticut,
Massachusetts, Vermont & Florida

607-838-3263 – jdraghi@greatdaneproperties.com

Karina K. Draghi

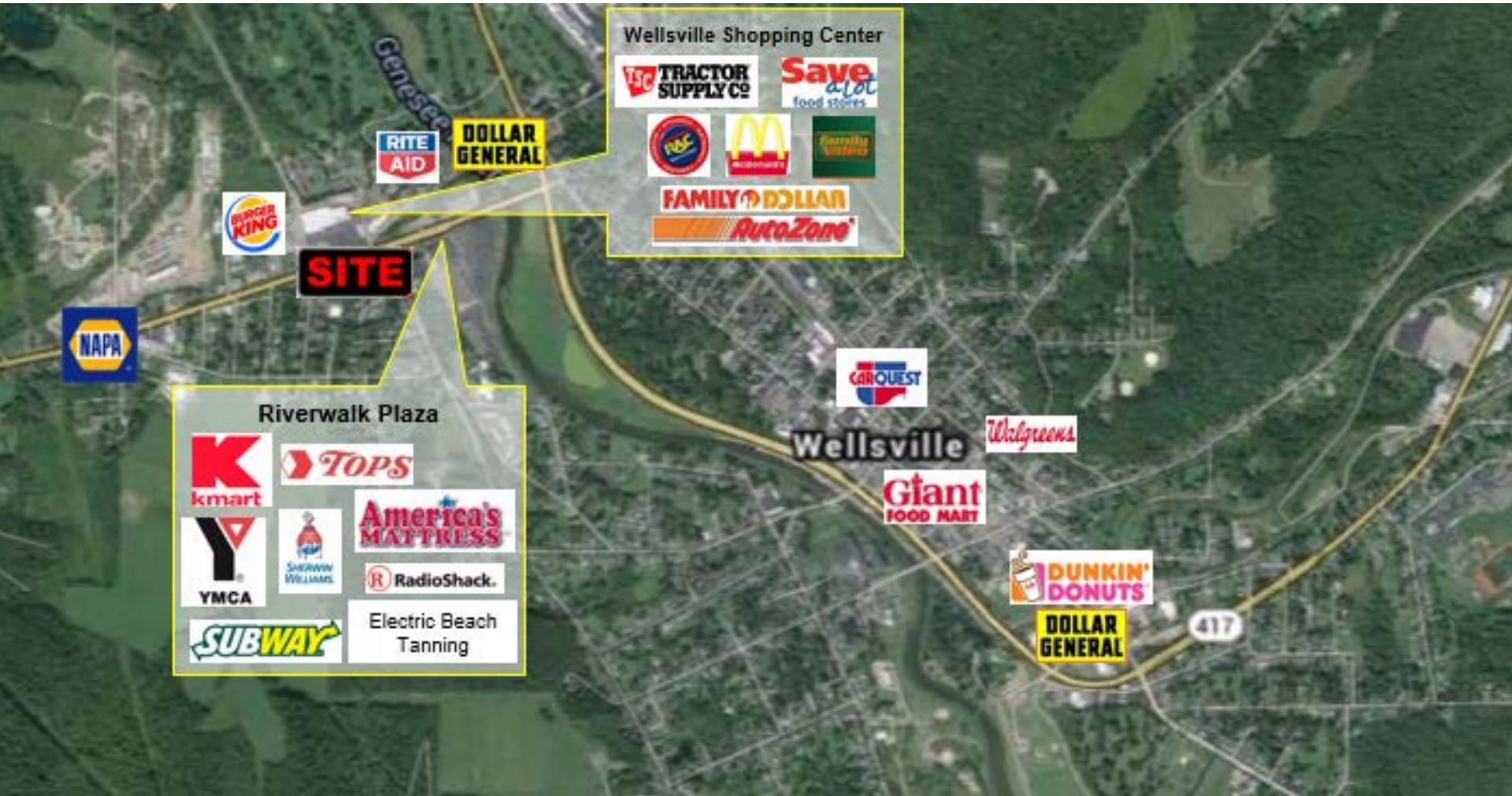
Licensed Real Estate Broker

Licensed in
New York & Florida

607-838-3463 – karina@greatdaneproperties.com

Florida Office: 6151 Blackjack Court N, Punta Gorda, FL 33982

Great Exposure on Bolivar Road



Great Dane Properties, LLC

Joseph M. Draghi 607-838-3263 – jdraghi@greatdaneproperties.com Karina K. Draghi 607-838-3463 – karina@greatdaneproperties.com

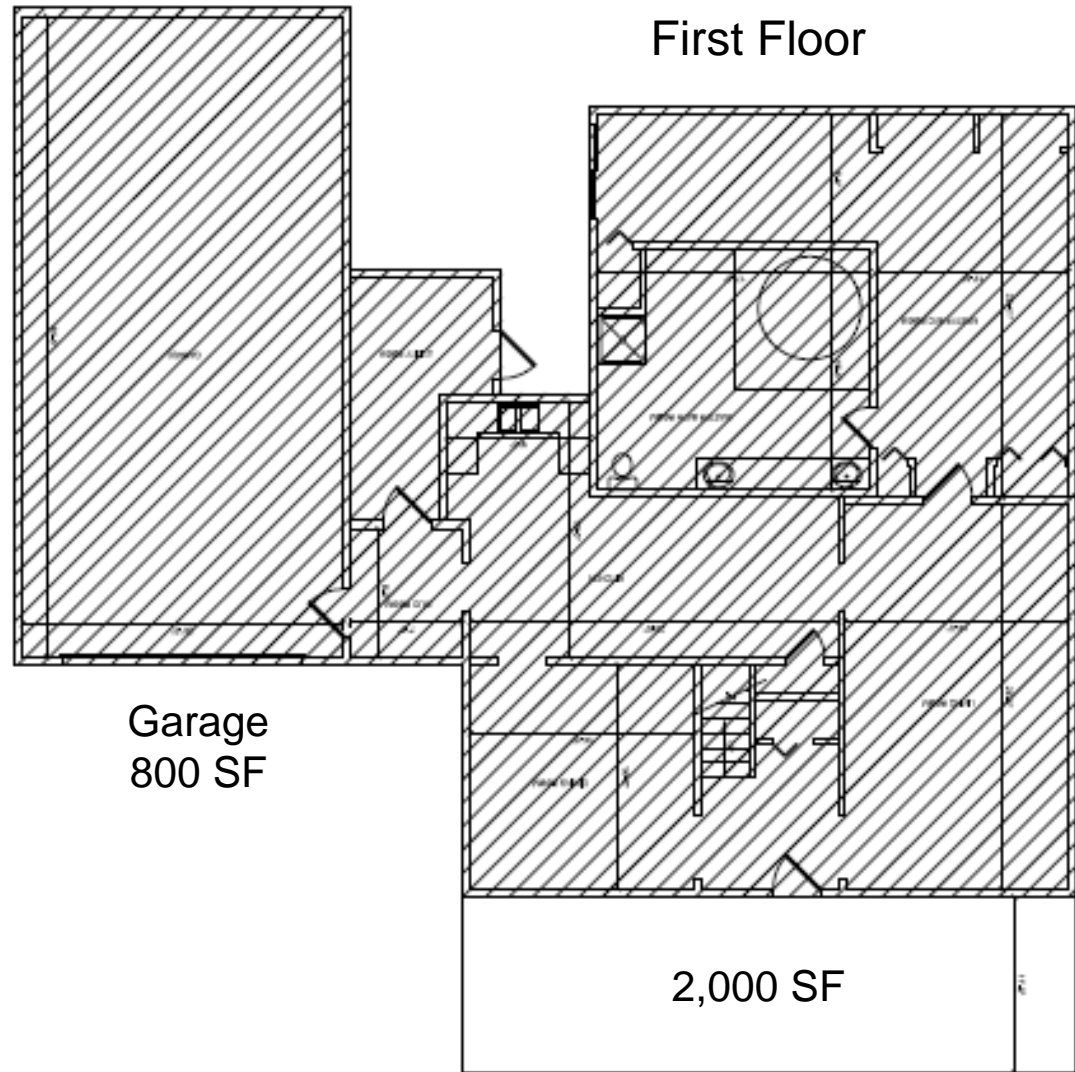
Florida Office: 6151 Blackjack Court N, Punta Gorda, FL 33982

Ample space for offices on first floor with additional office space on second floor.

Spacious kitchen/break area

Plenty of room for storage in the basement

800 SF garage



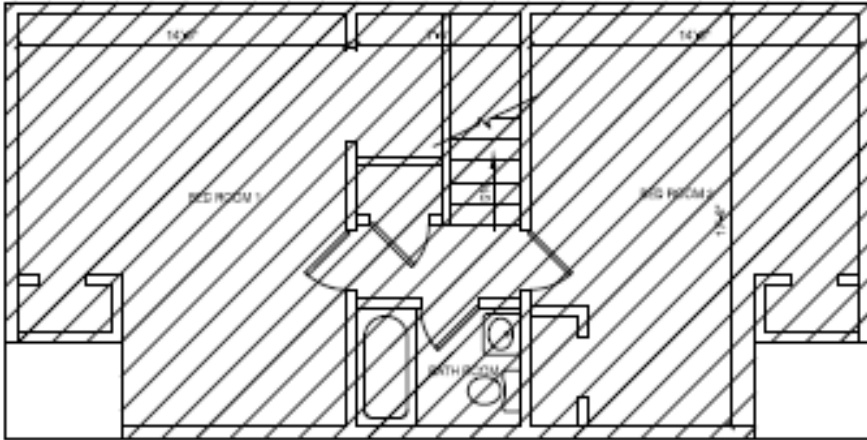
Bolivar Road – 9,796 AADT



Great Dane Properties, LLC
Joseph M. Draghi 607-838-3263 – jdraghi@greatdaneproperties.com Karina K. Draghi 607-838-3463 – karina@greatdaneproperties.com

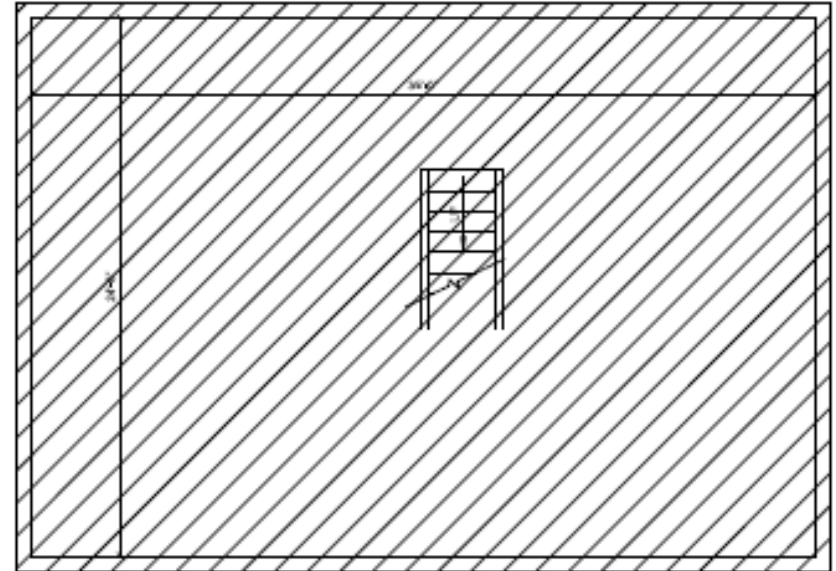
Florida Office: 6151 Blackjack Court N, Punta Gorda, FL 33982

Additional Space Second Floor



641 SF

Basement Storage



920 SF

The information contained herein was obtained from sources we consider reliable; however no representation or warranty is made to its accuracy and is submitted subject to errors, omissions, prior sales, and withdrawal from the market or change in price; or changes to the subject property's condition, layout, square footage and development plans without notice. Seller/Landlord and Broker make no representation as to the environmental condition of the property or suitability for use, and recommend Purchasers/Lessors independent investigation.



Great Dane Properties, LLC

Joseph M. Draghi 607-838-3263 – jdraghi@greatdaneproperties.com **Karina K. Draghi 607-838-3463 – karina@greatdaneproperties.com**

Florida Office: 6151 Blackjack Court N, Punta Gorda, FL 33982