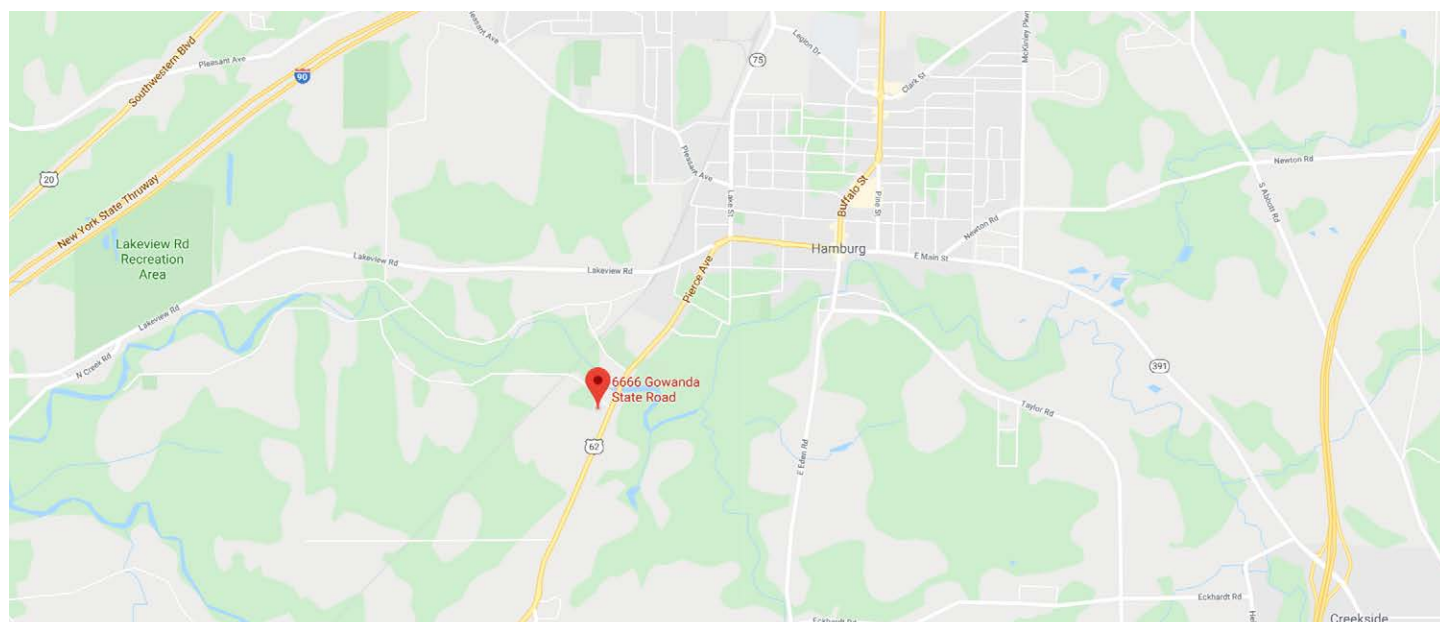
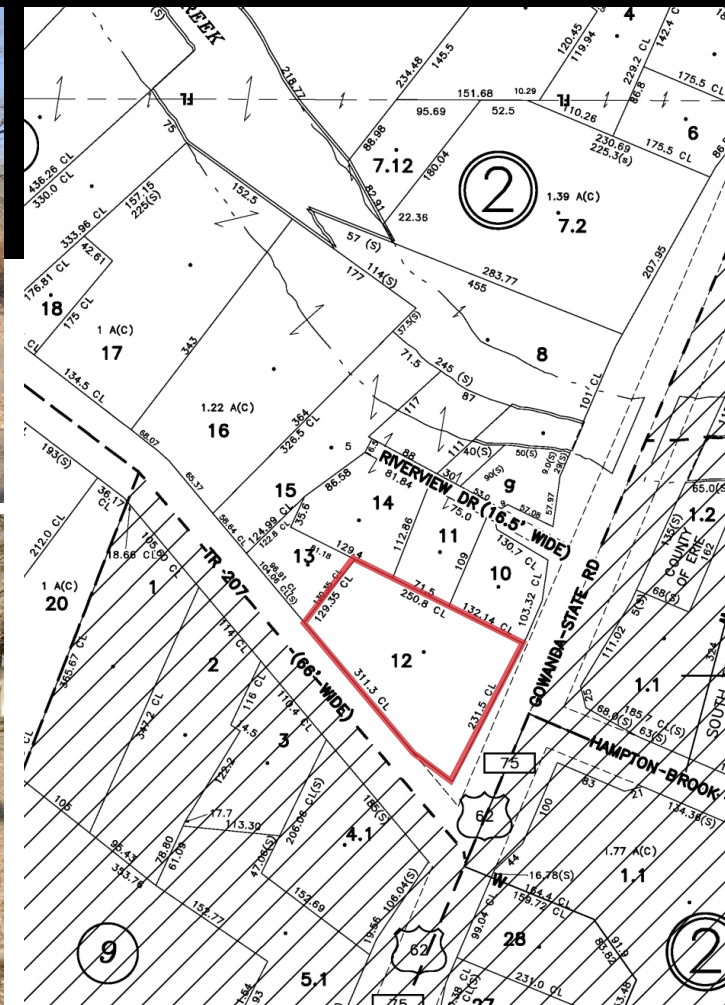


**FOR SALE
OR LEASE**

6666 Gowanda State Road Hamburg, NY 14075



Current owner is relocating business to another location. Busy street with lots of visibility makes this a great spot for your business. C1 zoning allows for retail sales, dry cleaner, eating and drinking establishment, bank, nursery school, day care but it is already set up for a nursery/garden center. Seller will include some items in the sale. 2nd floor has been gutted but has income potential. Cold frame greenhouse, mulch pits, fire pit. Full basement. Minutes from Hamburg Village and Thruway.

6666 Gowanda State Road Hamburg, NY 14075

PROPERTY OVERVIEW	
Lot Size	1.03 +/- acres
Total SF	3,472 +/- SF
Leasable SF	3,472 +/- SF
Year Built	1900
Stories	2
Parking	On Site

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	4,516	25,811	58,782
Total Households	1,648	10,423	23,588
Ave. Annual Income	\$103,662	\$80,269	\$76,215

