

### 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.



#### HUNT Commercial Real Estate Corporation 403 Main Street, Suite 400, Buffalo, New York 14203

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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	
es	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	













