

FOR SALE

Plant Place & Flower Basket

1061 Niagara Falls Boulevard, Amherst, NY



PROPERTY DESCRIPTION

Building for sale, along with very successful florist business. Included are two additional rental spaces. 120' of frontage on Niagara Falls Boulevard. Located just south of the Boulevard Mall.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	13,214	118,608	273,281
Total Households	7,272	59,833	142,942
Ave. Annual Income	\$60,246	\$67,330	\$62,950

PROPERTY OVERVIEW

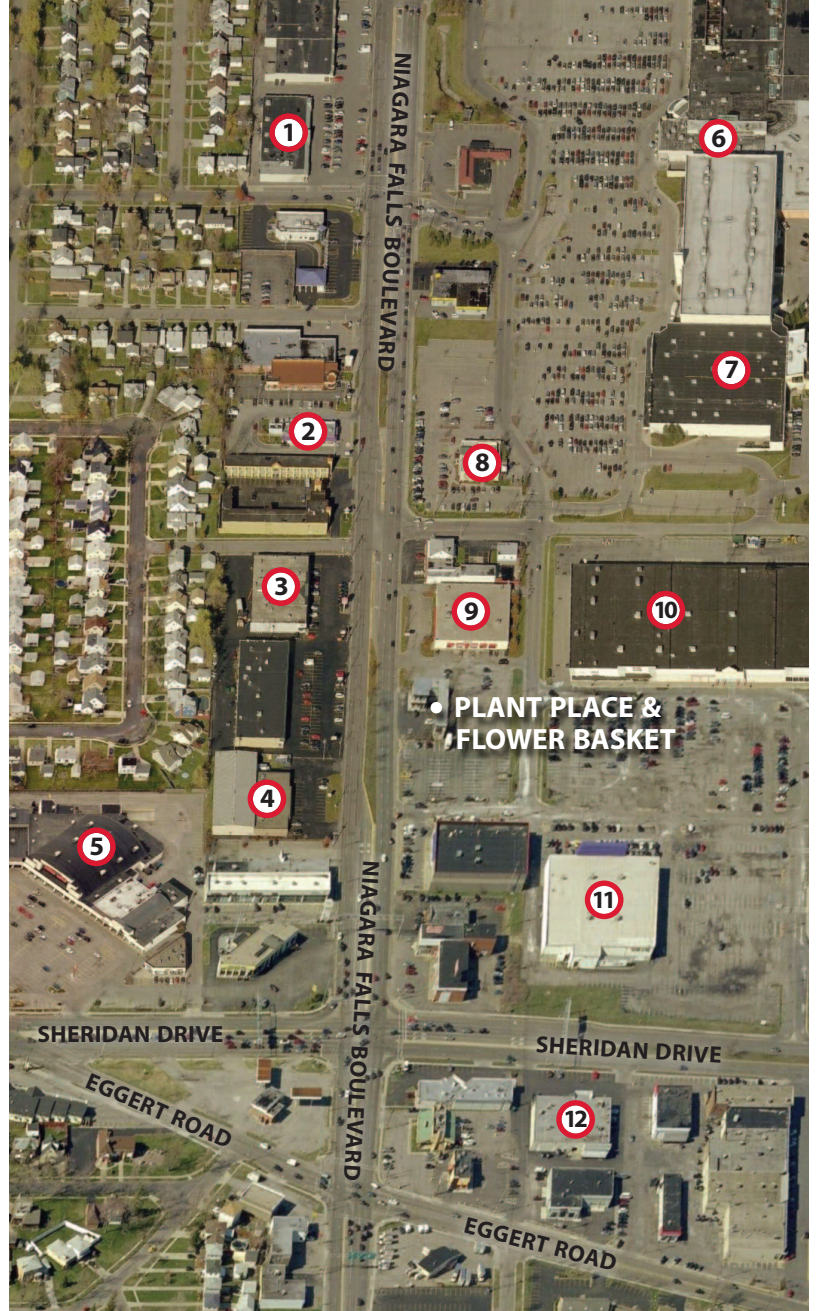
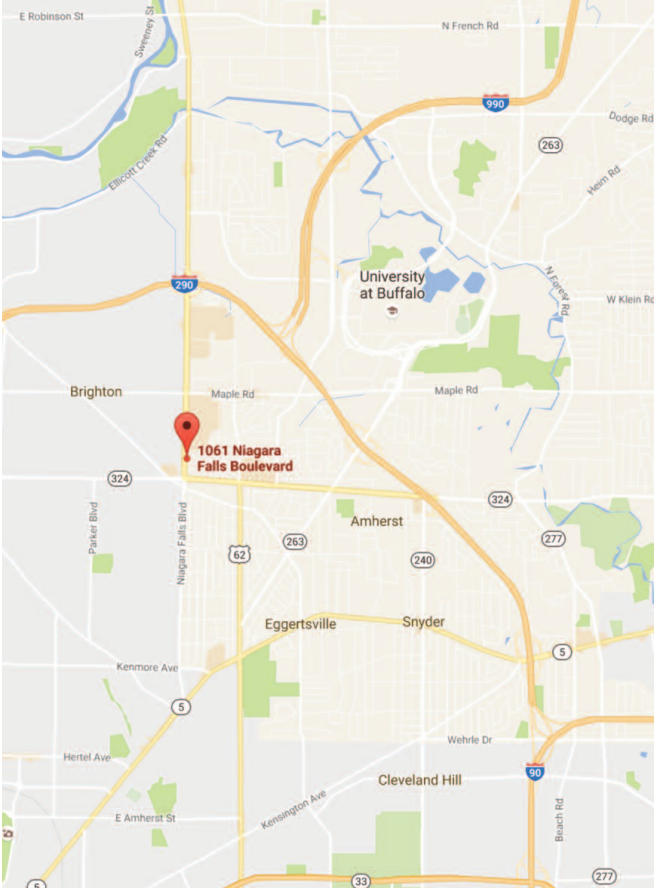
Sale Price	\$499,000.00
Lot Size	0.24 acres
Available Space	7,000 +/- SF
Year Built	1958
Stories	2
School Taxes	\$6,337.55
County Taxes	\$5,107.30
Traffic Count	26,892 ADT
Parking	On site



COMMERCIAL

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• PLANT PLACE & FLOWER BASKET

LOCATION MAP

- | | |
|--------------------|--------------------------|
| 1 - DAVID'S BRIDAL | 8 - CHILI'S GRILL & BAR |
| 2 - BURGER KING | 9 - SALVATION ARMY |
| 3 - GUITAR CENTER | 10 - TJ MAXX & HOMEGOODS |
| 4 - PLATO'S CLOSET | 11 - TOYS "R" US |
| 5 - SAVERS | 12 - CONSUMERS BEVERAGES |
| 6 - BOULEVARD MALL | |
| 7 - MICHAELS | |



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