

**FOR SALE**

## 230 Oliver Street, North Tonawanda, NY 14120



### Mixed-Use Property Ready For Renovation!

Historic Rose Brock building. Commercial, mixed use property. Former Warenscluetz building located in the Oliver Street Business District. Building has 3 stories with 9,684 sf. First floor supports space for potential retail. Second floor supports living quarters with 3 bedrooms, 1 bath, kitchen, living room and dining room. Third floor has potential to support a number of uses include recreational and/or office space. Mahogany hardwood floors, River view, new glass block windows. Located in HUB zone.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	PROPERTY OVERVIEW	
<b>Total Population</b>	3,976	15,327	84,210	<b>Lot Size</b>	0.15 +/- acres
<b>Total Households</b>	1,567	6,178	36,488	<b>Total SF</b>	9,684 +/- SF
<b>Ave. Annual Income</b>	\$78,074	\$78,846	\$48,238	<b>Year Built</b>	1883
				<b>Stories</b>	3
				<b>Parking</b>	On Street



### Arthur Hall Jr.

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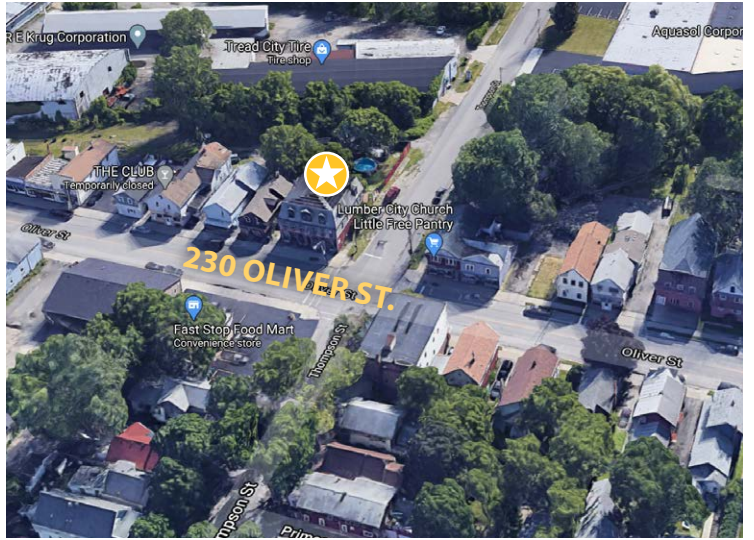
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