FOR SALE

3400 Millersport Highway Amherst, New York



PROPERTY DESCRIPTION

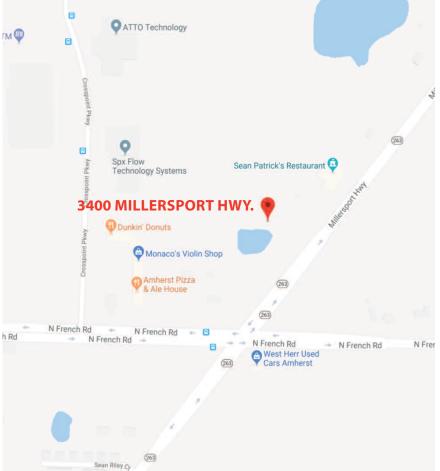
Development site at corner of Millersport Hwy at North French Road. Approximately 6+/- acres with 600 feet of frontage on Millersport. 1+/- acre zoned General Business, balance zoned Suburban Agriculture. Existing water and sewer to service. Existing 3 bedroom house on north side of property, currently being rented on month to month basis. Currently 3 driveways to Millersport. Property is located next to Sean Patrick's restaurant. Close proximity to Rt 990 and Crosspoint. Owner may divide. Property may also be available for ground lease.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	5,394	47,762	124,290
Total Households	1,958	17,155	48,519
Ave. Annual Income	\$90,357	\$89,734	\$78,168

PROPERTY OVERVIEW		
Lot Size	6.10 acres	
Building SF	1,098 +/- SF	
Stories	1	
Year Buit	1943	
3101103	·	











HUNT Commercial Real Estate Corporation403 Main St., Suite 400
Buffalo, New York 14203
HUNTCommercial.com

The information, statements, and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. All offerings subject to errors, prior sale, lease, or withdrawal without notice.