

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 Built	1943



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