

FOR SALE

8320 Quarry Road Niagara Falls, New York



PROPERTY DESCRIPTION

Great location to run one's business. Over 6,200 SF storage/light manufacturing building with 16 ft ceilings in warehouse. Two 12-ft garage doors at grade and one 14-ft at grade. 1.3 acres, much of it paved for ample parking and outdoor storage. Well appointed office space with updated roof, great mechanics with fenced in lot. Four private offices, conference room, three baths and reception area.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	5,329	21,592	78,136
Total Households	2,242	9,613	34,289
Ave. Annual Income	\$62,353	\$57,350	\$55,945

PROPERTY OVERVIEW

Lot Size	1.30 acres
Total SF	6,200 +/- SF
Year Built	1976
Stories	1
Parking	On Site

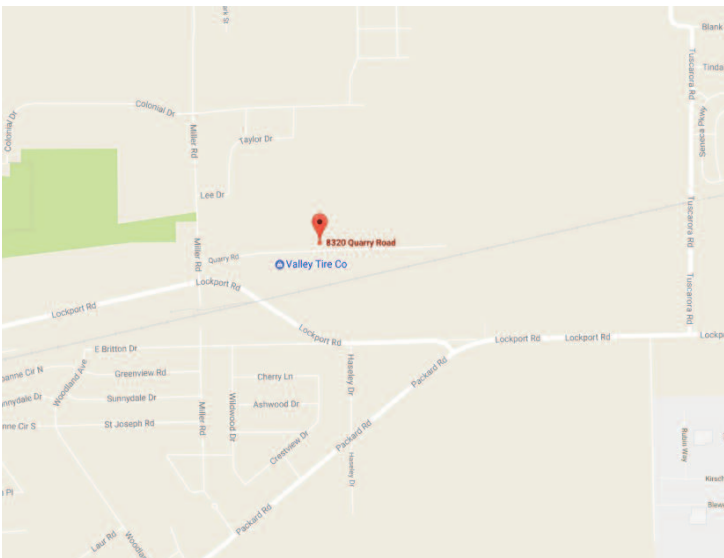


COMMERCIAL

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

Joseph Farrauto
Licensed Associate Real Estate Broker
(716) 880-1904
jfarrauto@huntcommercial.com

Tamika Collins-Murphy
Licensed Real Estate Salesperson
(716) 880-1586
tcollins@huntcommercial.com



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