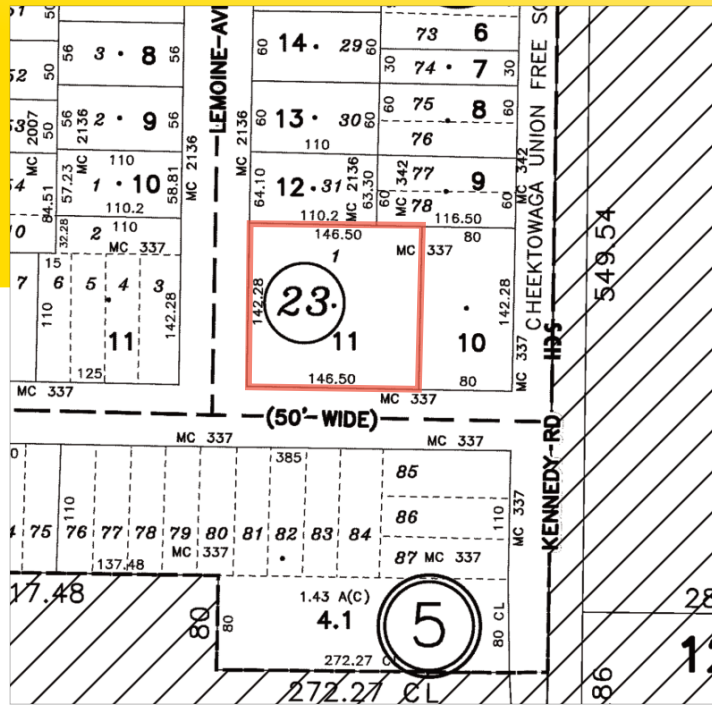


FOR SALE

190 Gruner Road Cheektowaga, New York



PROPERTY DESCRIPTION

Excellent opportunity to own an existing turnkey fabrication business in Cheektowaga! Business has proven successful track record with existing contracts. Business and land being sold together. Owner will not hold. Property features multiple offices, four (4) bathrooms, break room, 15-20 parking spots, grade doors, 208/3 phase power, newer roof, new furnace and many added features.



HUNT Commercial
Real Estate Corporation
403 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.



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190 Gruner Road Cheektowaga, New York

PROPERTY OVERVIEW

Lot Size	0.48 +/- acres
Total SF	6,947 +/- SF
Office	300 +/- SF
Industrial	6,647 +/- SF
Year Built	1962
Stories	1
Clear Height	13.5'
Parking	On site

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	6,740	99,947	304,884
Total Households	3,144	43,689	132,047
Ave. Annual Income	\$46,241	\$38,447	\$42,409

