

FOR SALE

3831 South Park Avenue Blasdell, New York



PROPERTY DESCRIPTION

1,975 SF office building in high traffic area - Great exposure!! 1st Floor has waiting area, two (2) private offices, two (2) open office areas, eat in kitchen and half bath. 2nd Floor has four (4) private offices and half bath. Attic and basement for storage, detached 2-car garage. Maintenance free brick exterior and slate roof.

PROPERTY OVERVIEW

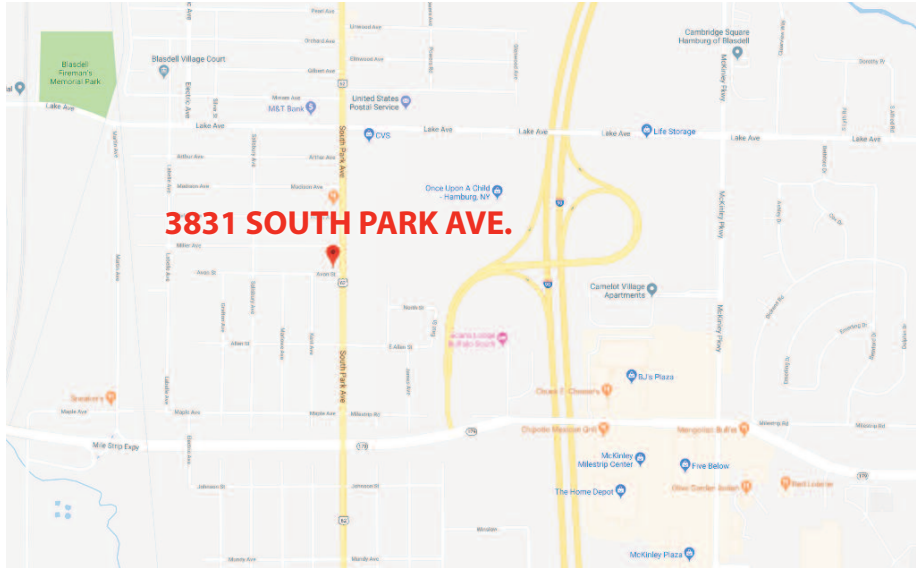
Lot Size	0.14 +/- acres
Total SF	1,975 +/- SF
Year Built	1914
Stories	2
Traffic Count	13,878 ADT
Parking	On site

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	7,908	50,759	134,856
Total Households	3,628	22,554	57,681
Ave. Annual Income	\$48,284	\$47,998	\$55,872



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