

FOR SALE**OFFICE/RETAIL BUILDING ACROSS FROM HAMBURG FAIRGROUNDS
5877 South Park Avenue, Hamburg, NY 14075**

1500 sf, free standing brick office building on 3.3 acres located directly across from the Hamburg Fairgrounds. Suitable for retail or office space with possible living accommodations. Attached 2 bay garage. Currently divided into two rentable spaces with separate entrances and utilities. Could be easily combined. Central AC. Handicapped accessible. Full dry basement. Roof approx 10 years old. Option to add adjacent parcels for additional valuable frontage on busy South Park Avenue for up to 8.20 acres.

PROPERTY OVERVIEW

Lot Size	3.30 +/- acres
Total SF	1,554 +/- SF
Year Built	1960
Stories	1
Traffic Count	14,020 ADT
Parking	On Site

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	6,703	40,315	75,296
Total Households	2,785	16,703	31,368
Ave. Annual Income	\$69,187	\$72,933	\$70,052

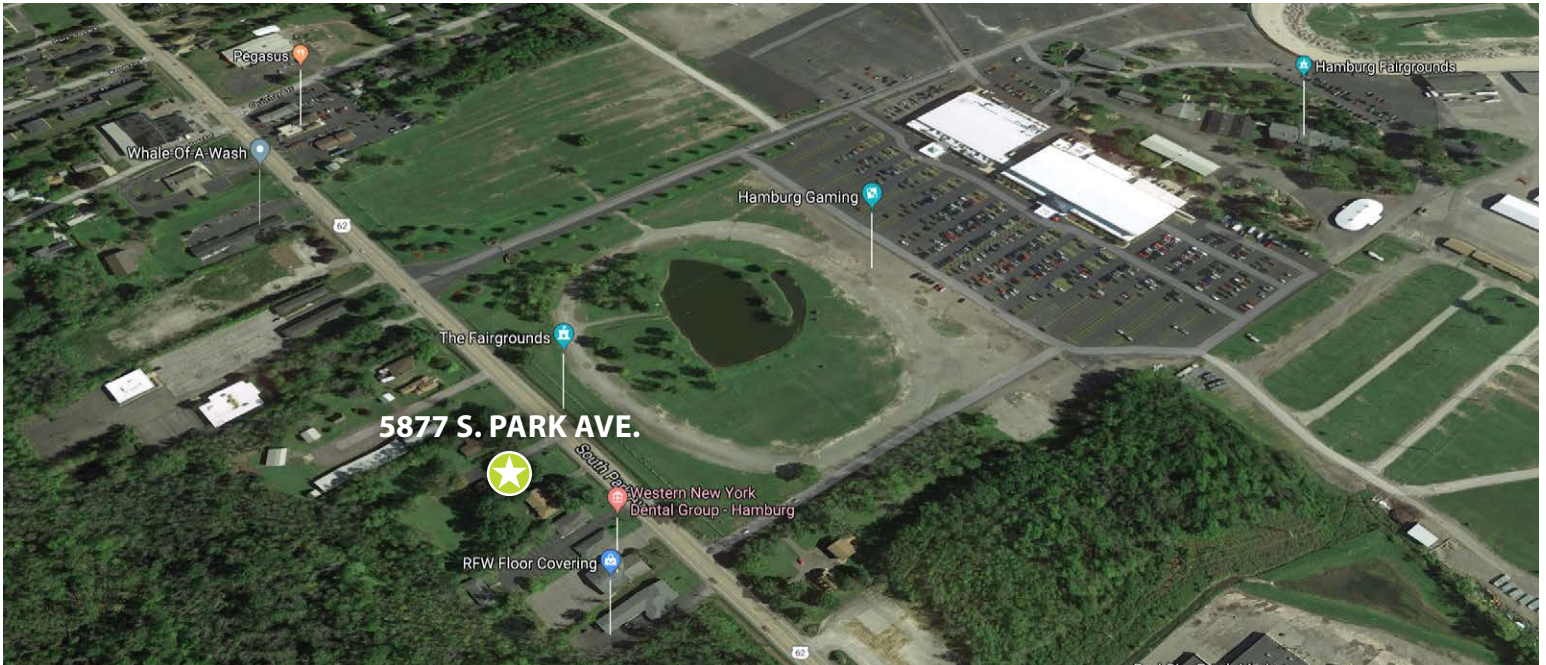
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