

FOR SALE

261 Main Street  
Cattaraugus, New York



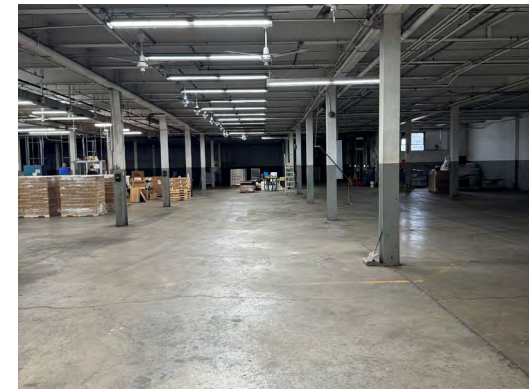
## 59,632 ± SF Manufacturing Facility

### Building Features

Total Building Size	59,632 ± Sq. Ft.
Lot Size	3.5 ± Acres
Zoning	B2

### Property Highlights

- Food-grade manufacturing facility in Cattaraugus, NY
- Main Street location ensures high visibility and easy access for transportation and logistics
- Conveniently located between Buffalo, NY and Erie, PA
- Property features dedicated office space, and ample on-site parking
- Flexible layout to support diverse industrial needs
- Equipped with a wet sprinkler system
- 1200 Amp / 480V / 3-Phase Power
- Multiple loading docks and doors
- Close to essential services and amenities, including restaurants, banks, and supply stores
- Ideal for: manufacturing, light assembly, warehousing, storage, and machine shops



### Contact

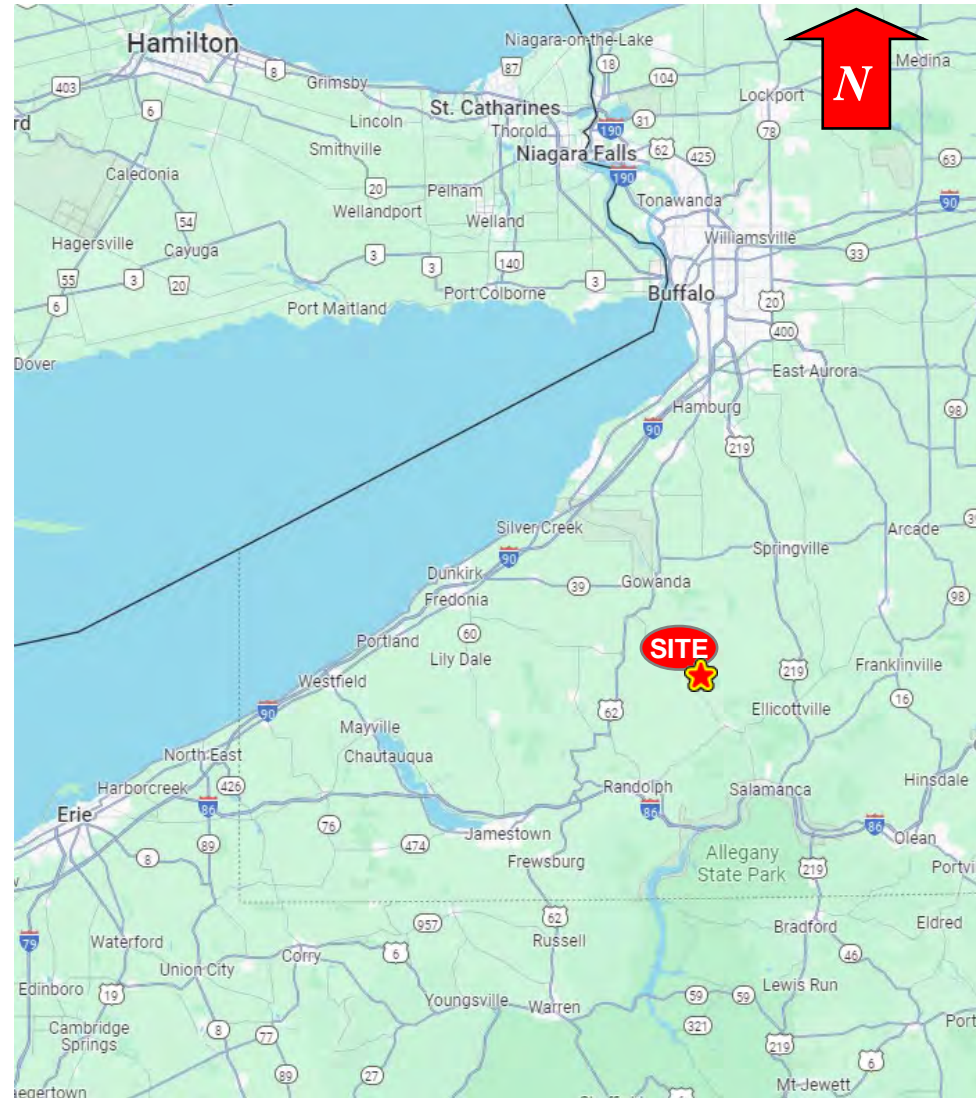
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Location Map

Tax Map

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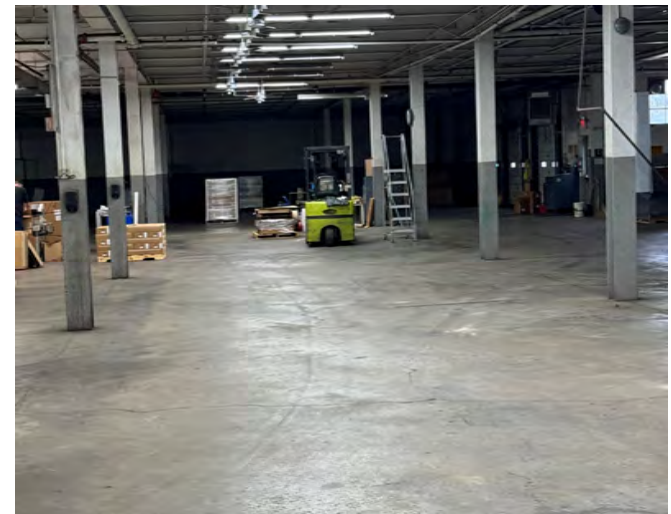
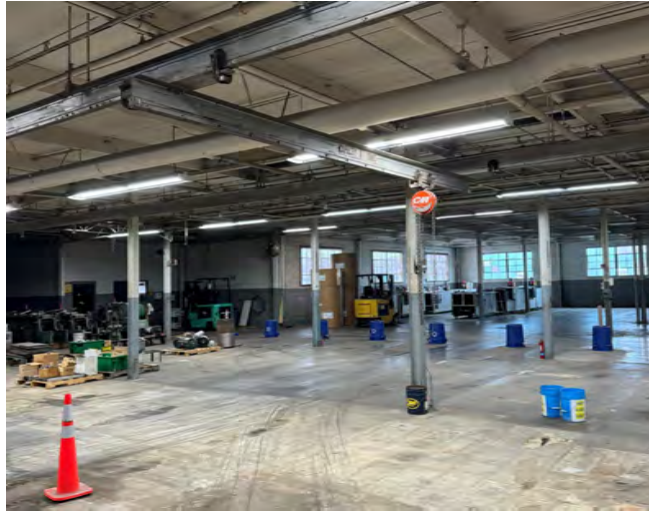
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Aerial

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Property Photos