

0.13 Acres Vacant Land

0 Roanoke Ave, Angola, NY 14006



SALE PRICE

\$10,700

OFFERING SUMMARY

Lot Size:

0.13 Acres

Price / SF:

\$1.89

PROPERTY OVERVIEW

This beautiful residential vacant lot, measuring 60 feet by 100 feet, offers an excellent opportunity to build your dream home near the scenic shores of Lake Erie. Located just minutes from the water, the property sits in a peaceful and growing neighborhood, ideal for year-round living or a seasonal getaway. The lot is well-suited for a custom single-family home or vacation retreat. Enjoy close proximity to beaches, marinas, parks, and outdoor recreation, all while investing in a desirable area with strong long-term value. Whether you're a builder, investor, or future homeowner, this lot presents a unique chance to own a piece of land near one of the Great Lakes.

PROPERTY HIGHLIGHTS

- Prime location in the Angola area
- Spacious 0.13+/- acre lot for residential development
- Close proximity to amenities and services
- Easy access to major transportation routes
- Zoned for residential development
- Scenic views and natural surroundings
- Utilities readily available for development



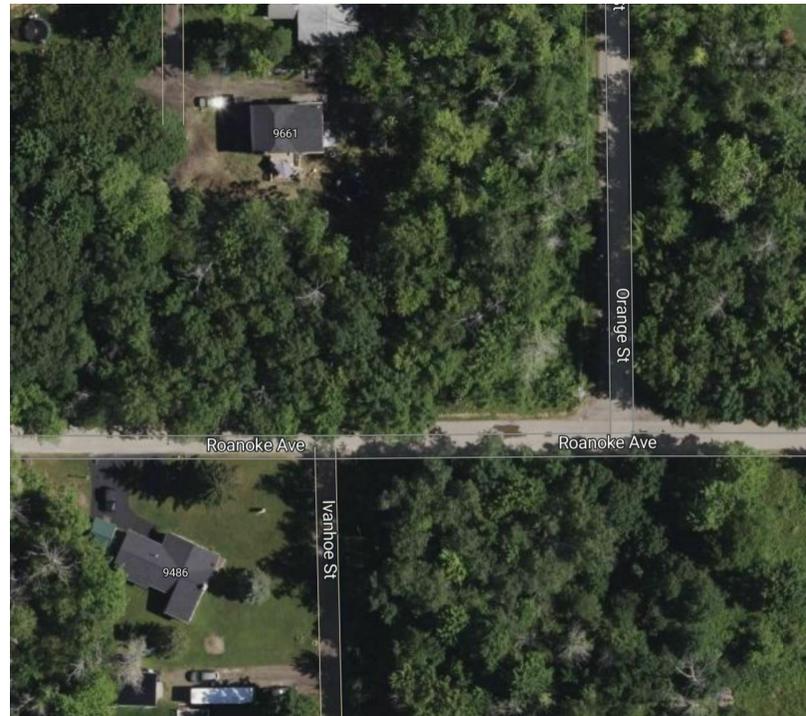
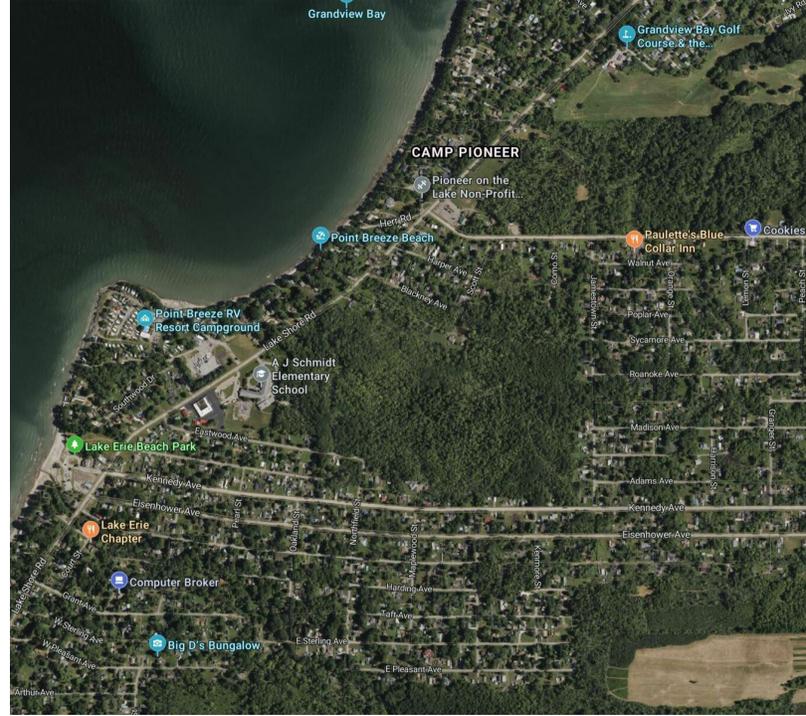
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4455 TRANSIT ROAD, SUITE 3B
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ADDITIONAL PHOTOS

0.13 Acres Vacant Land

0 Roanoke Ave, Angola, NY 14006

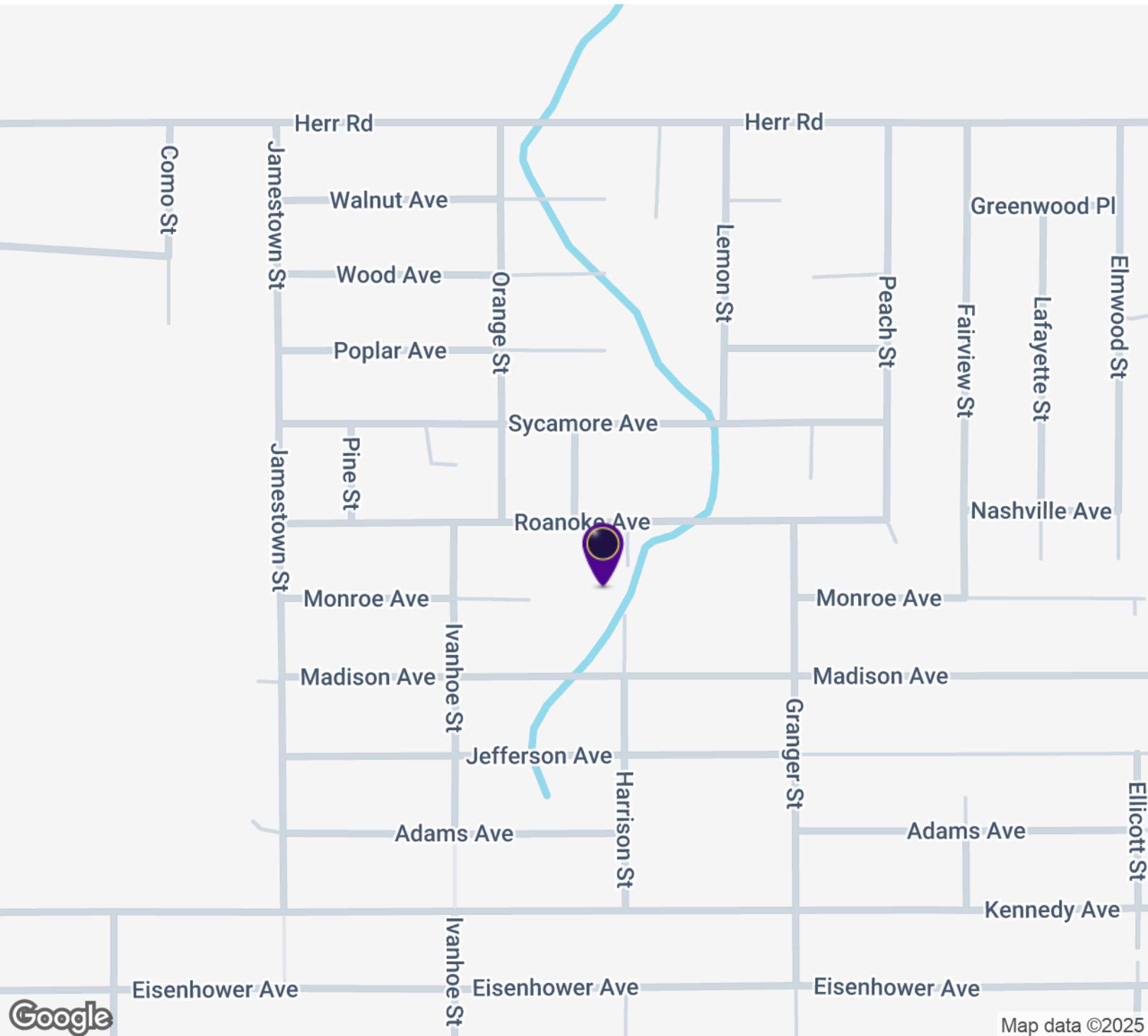


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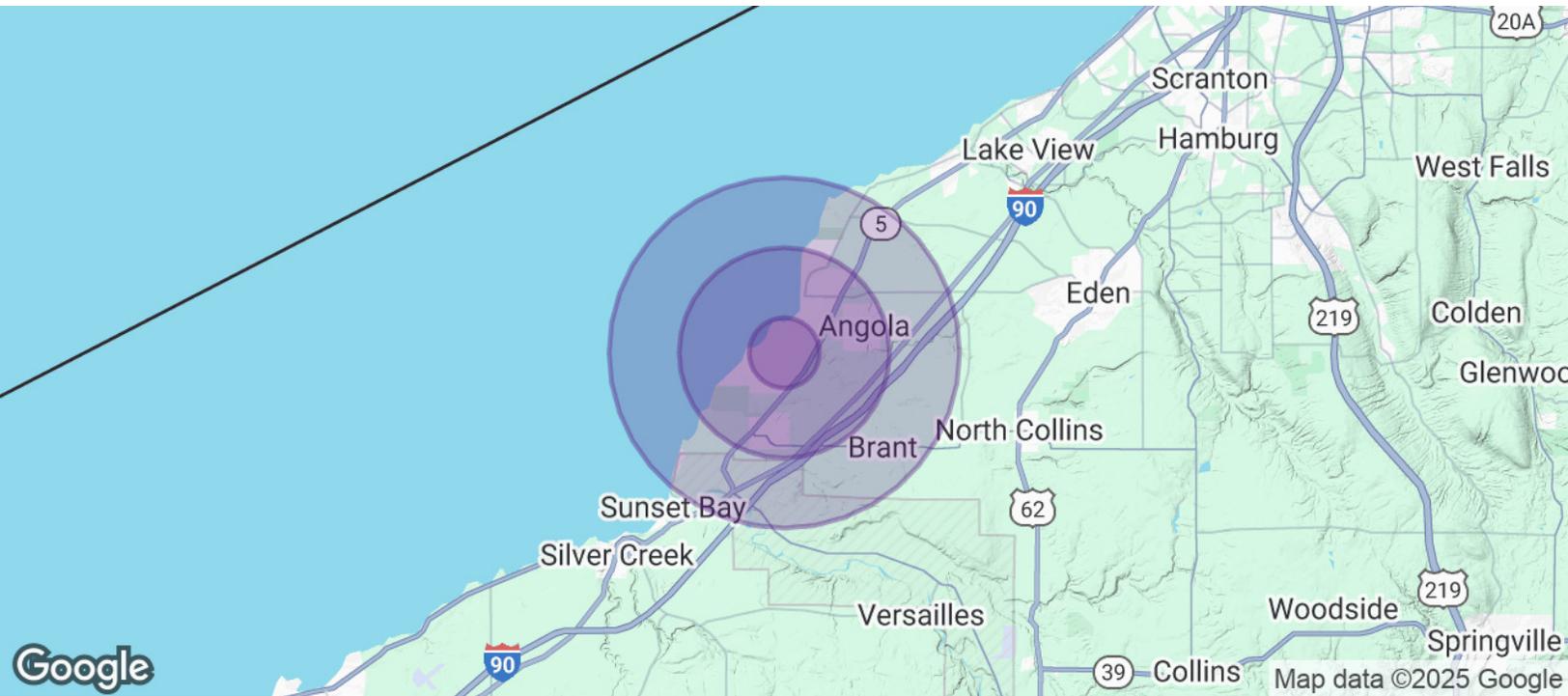


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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 2,448 | 8,106 | 11,121 |
| Average Age | 46 | 46 | 46 |
| Average Age (Male) | 45 | 44 | 44 |
| Average Age (Female) | 47 | 47 | 47 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 1,123 | 3,623 | 4,924 |
| # of Persons per HH | 2.2 | 2.2 | 2.3 |
| Average HH Income | \$74,147 | \$77,162 | \$76,813 |
| Average House Value | \$202,023 | \$227,831 | \$240,507 |

Demographics data derived from AlphaMap



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