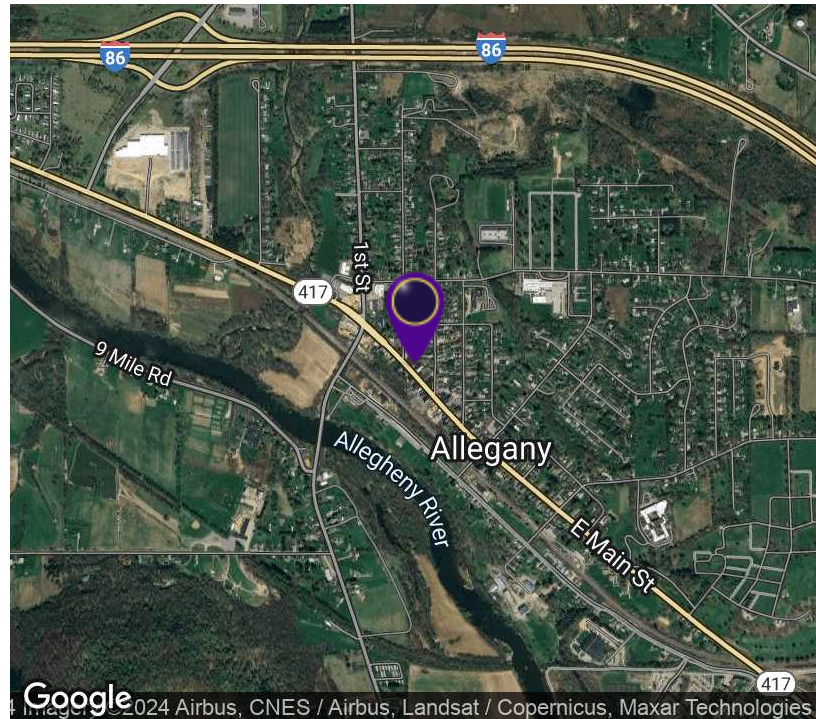


Newly constructed 11,250 +/- SF Building

126 W. Main Street, Allegany, NY 14706



OFFERING SUMMARY

Sale Price:	\$899,900
Lot Size:	0.4 Acres
Year Built:	2019
Building Size:	11,250 SF
Zoning:	Commercial
Price / SF:	\$79.99

PROPERTY OVERVIEW

This newly constructed 11,250 +/- SF building consists of approximately 5,600 +/- SF per floor. This building was structured to allow for a great deal of flexibility in laying a floor plan to meet buyers' needs. No expense was spared during the construction of this facility as the improvements to date are top quality. Mechanicals include 3 large HVAC units, 3 phase electric, and a sprinkler system. Plumbing, electrical, rooms, windows and roughed in. Most of the rooms have glass front walls, floor to ceiling, all bathroom fixtures included & ready to be installed and finished to suit your needs. The roof is designed to have a bar & patio.

LOCATION OVERVIEW

On the corner of Main Street and N. 2nd Street, this property is located in the heart of the village of Allegany, NY, and is minutes from St. Bonaventure University. Minutes from Downtown Olean.

PROPERTY HIGHLIGHTS

- Corner Location
- Top of the Line Finishes
- Full Bar Room
- High-End Property
- Newly Paved Parking Lot: 30+/- spaces

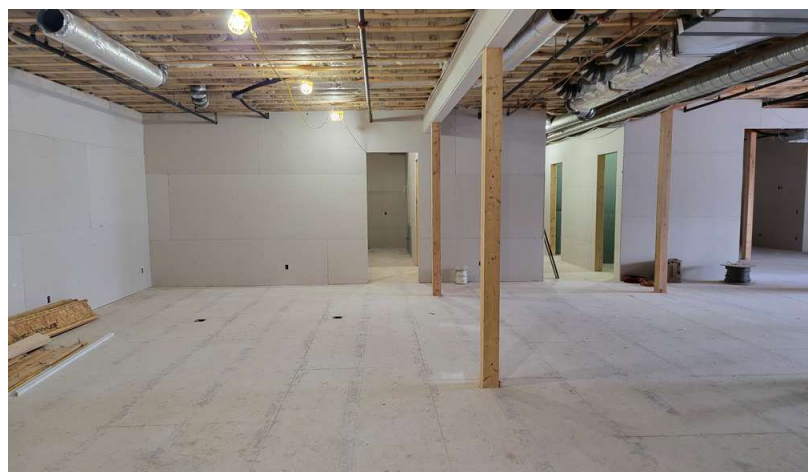


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ADDITIONAL PHOTOS

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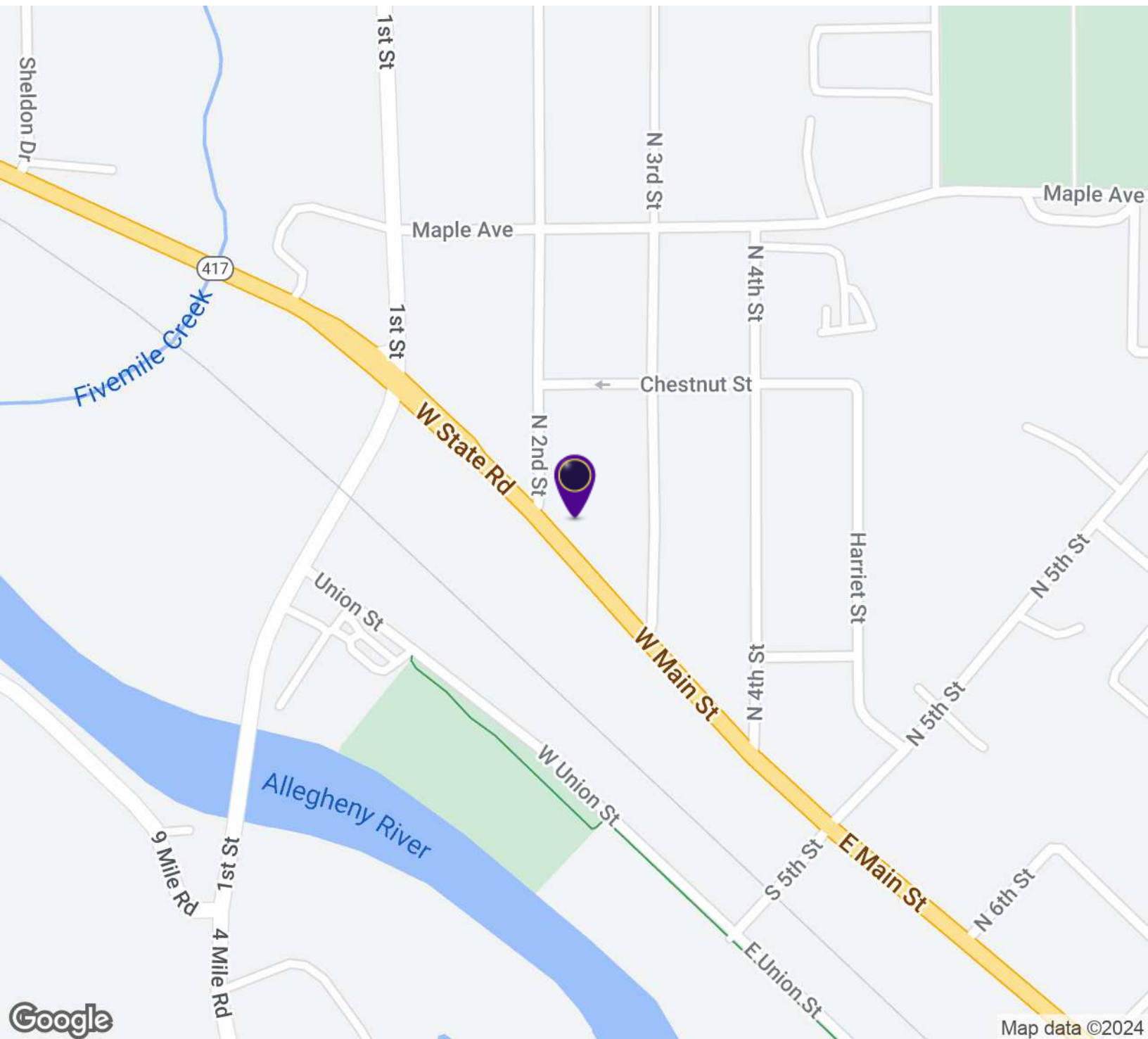


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LOCATION MAP

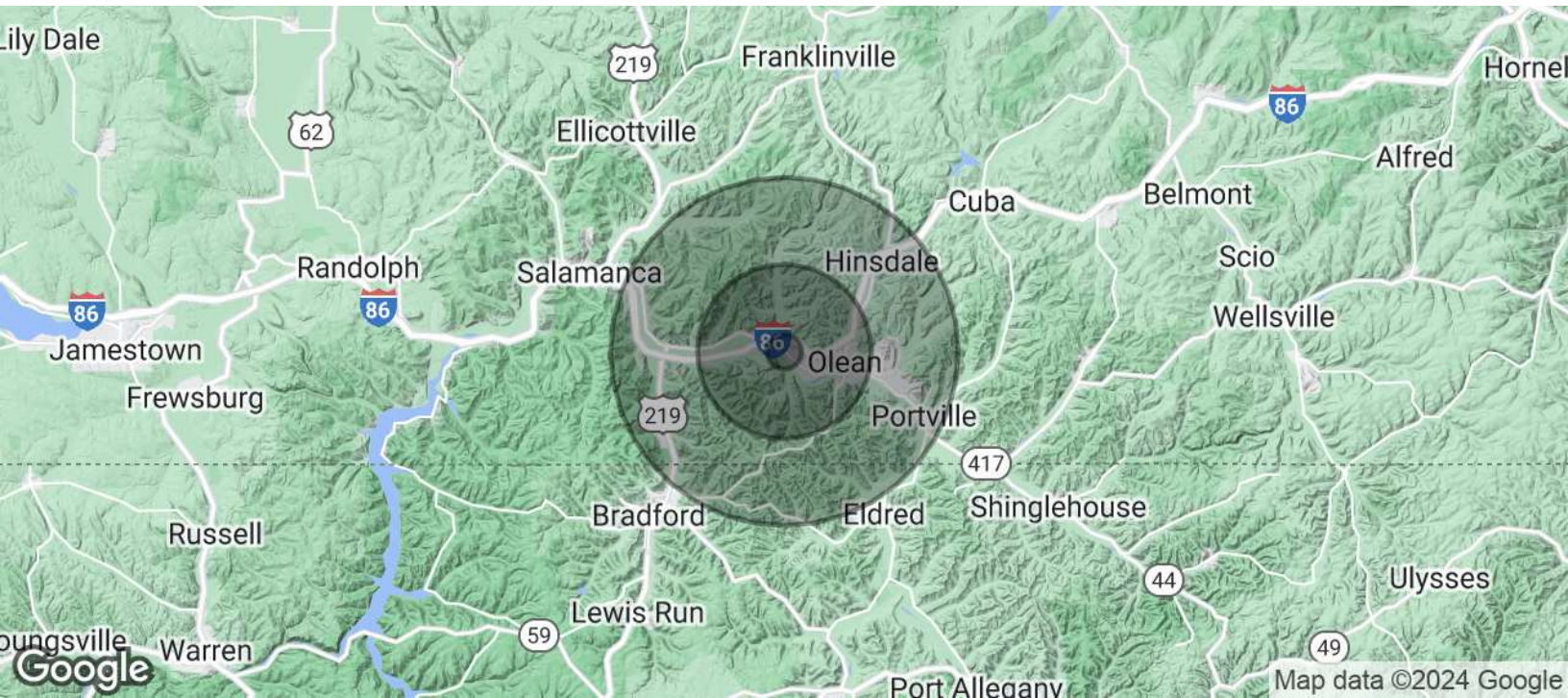
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	173	17,364	37,231
Average age	39.9	39.7	40.4
Average age (Male)	38.7	36.5	37.9
Average age (Female)	40.9	41.7	42.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	66	7,586	16,012
# of persons per HH	2.6	2.3	2.3
Average HH income	\$57,512	\$49,161	\$52,217
Average house value	\$111,290	\$108,256	\$95,721

* Demographic data derived from 2020 ACS - US Census