

FOR SALE

Redevelopment Opportunity with Existing Automotive Shop
3020 Southwestern Blvd., Orchard Park, NY 14127



**Major Price
Reduction
\$499,000**

Property Highlights:

- More than 20,000 vehicles per day on a very active commercial corridor
- Highly visible and desirable site with strong frontage and consistent traffic flow
- Approximately 2,500 square feet of commercial structure with an adaptable layout
- Two wash-bay for additional income
- Wash bays can be converted to additional enclosed space
- Long-term ownership with full documentation and professionally removed tanks



344 Delaware Ave, Suite 200, Buffalo, NY 14202

Joseph Deck, SIOR

Associate Real Estate Broker

C: 716.830.3325

JosephDeck@HannaCRE.com

Richard Wadsworth

Real Estate Salesperson

C: 716.239.5764

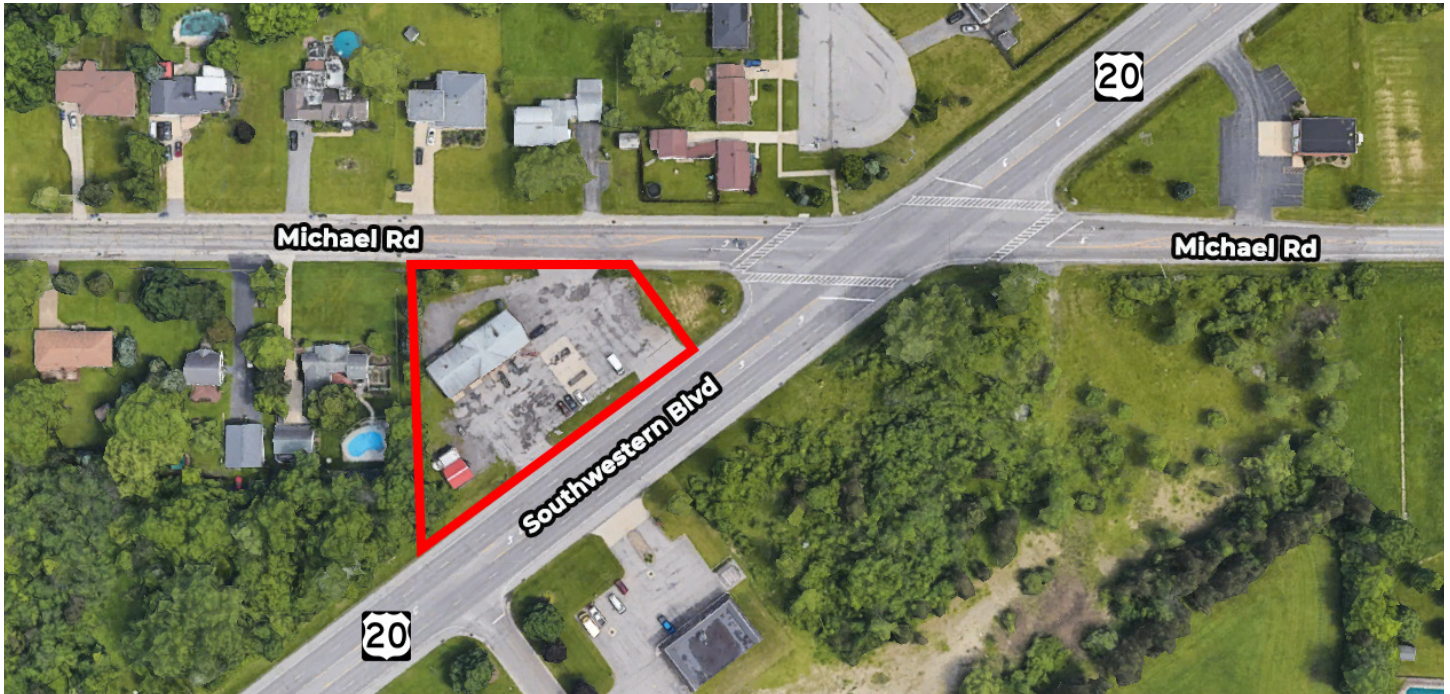
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The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

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