

**HUNT**<sup>®</sup>  
Since 1911

COMMERCIAL

**FOR SALE**

**8462 LAKE SHORE ROAD, ANGOLA, NY 14006**

HUNT Commercial Real Estate Corp. ■ 403 Main Street, Suite 200 ■ Buffalo, NY 14203



**DENNIS DARGAVEL**

Licensed Associate Real Estate Broker  
Cell: 716-310-9573  
ddargavel@huntcommercial.com

**COLBY GARZA**

Licensed Real Estate Salesperson  
Cell: 214-874-1568  
cgarza@huntcommercial.com



# Premier Waterfront Estate or Development Opportunity

## 8462 LAKE SHORE ROAD, ANGOLA, NY 14006



### **A Rare Gem On Western New York's Most Stunning Beachfront**

Discover the potential of this exceptional 22-lot property located on 16 acres along one of the most beautiful stretches of beach in Western New York. Whether you're seeking to create a private family retreat or develop an exclusive waterfront community, this property offers unparalleled flexibility and opportunity.



## PROPERTY HIGHLIGHTS

- Development-Ready or Family Compound Potential:
- Fully approved for 22 residential lots, including 11 waterfront lots with direct beach access and 11 additional lots just behind.
- Alternatively, envision transforming the property into a sprawling family compound, with ample space for multiple homes, guest houses, recreational amenities, and private beachfront access.
- Turnkey Approval Process:
- All permits and approvals are already in place from the Town of Evans, Erie County, and New York State DEC.
- Subdivision plans, road infrastructure designs, and development agreements are completed, allowing immediate action for either individual or group ownership.



# 8462 LAKE SHORE ROAD, ANGOLA, NY 14006

## **Unmatched Waterfront Living:**

This breathtaking property offers the rare opportunity to own one of the region's most pristine and scenic beachfront parcels. The natural beauty and tranquility make it an ideal location for a private retreat, while its strategic layout ensures maximum appeal for residential development.

## **Endless Possibilities:**

- Private Estate: Create a one-of-a-kind family sanctuary with room for expansive homes, outdoor amenities, and beachfront living at your fingertips.
- Residential Development: Build a high-end community of lakefront and near-lakefront homes, perfectly positioned to meet demand for serene, luxurious living.

## **Location and Community Impact:**

Situated in the heart of the Town of Evans, this property offers the best of both worlds: a peaceful lakeside setting with convenient access to Buffalo and other Western New York destinations. A development here would also bring substantial benefits to the local community by contributing to the tax base and fostering economic growth.

**Price: \$4,855,000.**

## **Your Opportunity Awaits**

Whether you're envisioning a private family compound or a residential development project, this property delivers the perfect blend of natural beauty, practicality, and potential.

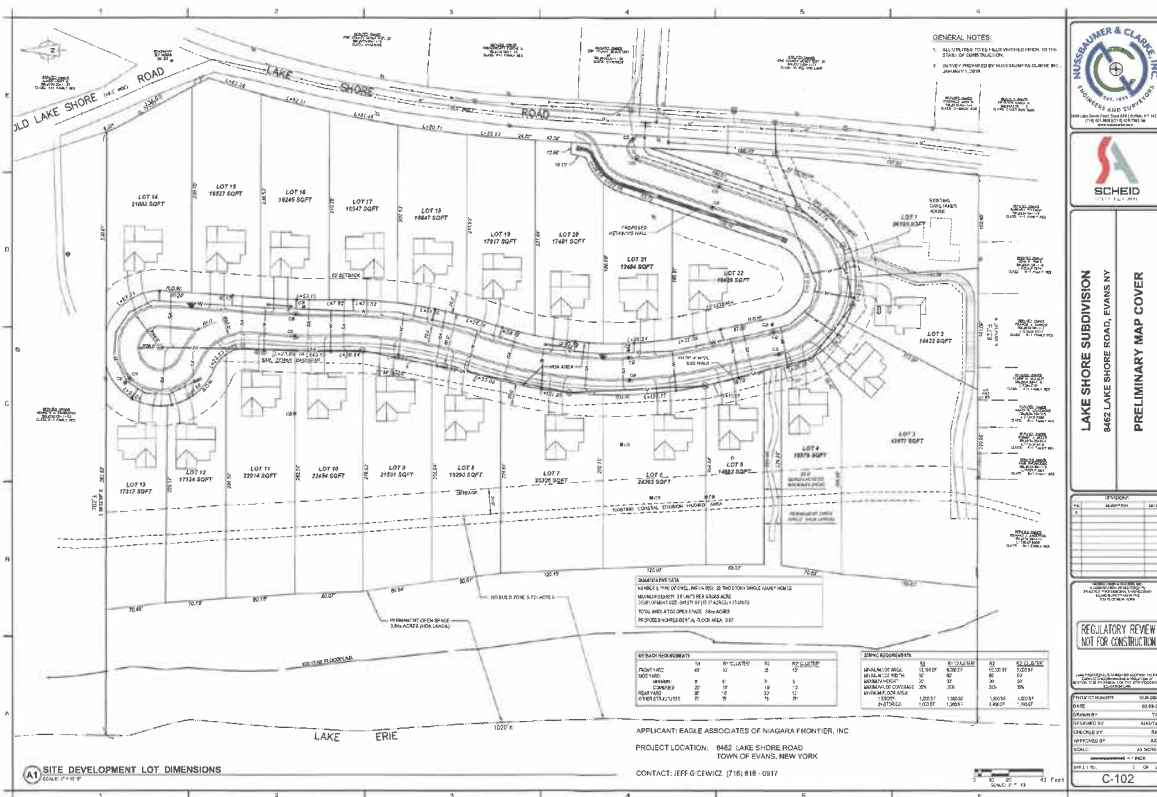
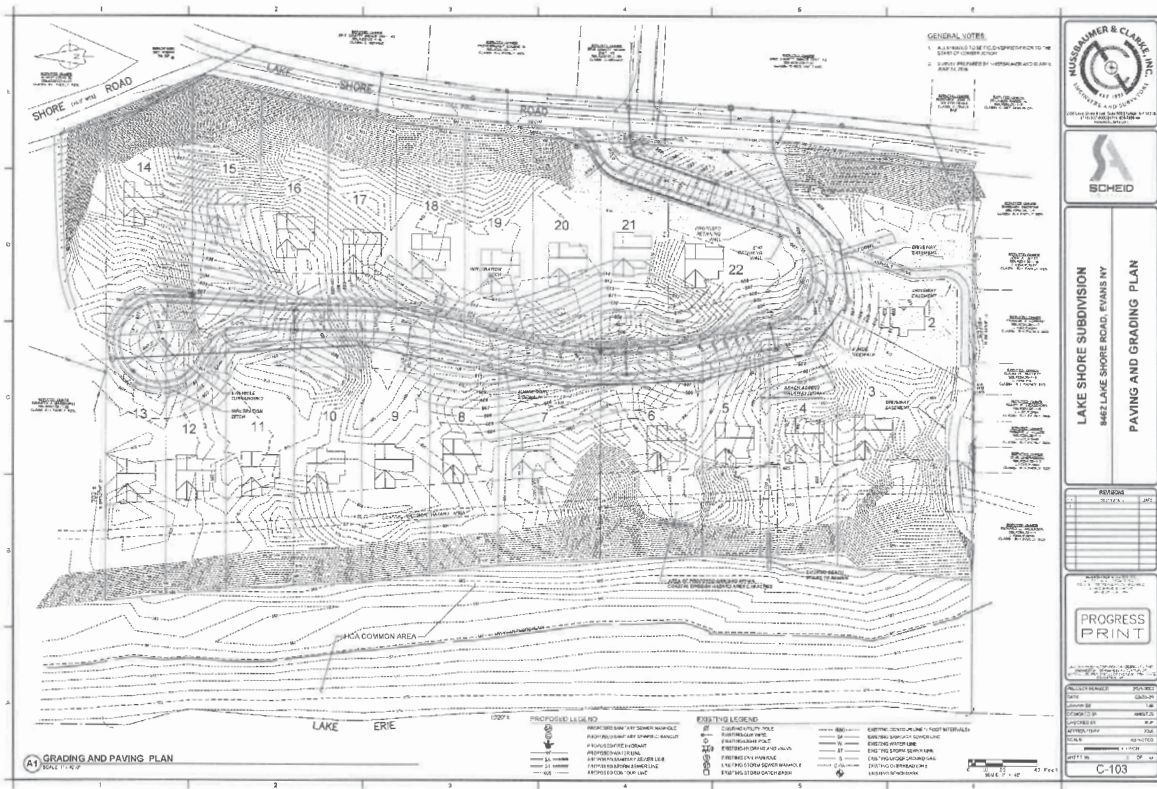
Contact us today to learn more about this extraordinary offering and schedule a private tour.

### **DENNIS DARGAVEL**

Licensed Associate Real Estate Broker  
Cell: 716-310-9573  
ddargavel@huntcommercial.com

### **COLBY GARZA**

Licensed Real Estate Salesperson  
Cell: 214-874-1568  
cgarza@huntcommercial.com



**HUNT Commercial Real Estate Corporation**  
 403 Main St, Suite 200, Buffalo, NY 14203



COMMERCIAL

© 2024 HUNT Commercial. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental, or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.