

PRICE REDUCED - 36.7+/- Acres Vacant Land

0 Alleghany Rd Highway 77, Darien, NY 14036

**SALE PRICE****\$179,000****OFFERING SUMMARY**

Lot Size:

36.7 Acres

Price / SF:

\$0.11

PROPERTY OVERVIEW

Location Location - Discover this remarkable 36.7 Acre property with possibilities all around. A strategic location between Buffalo, Rochester and across the street from regions only Amusement Park, Concert Venue, Hotel and Campground combination. The driveway into property is located directly across the street from the Darien Lake Amusement Park campgrounds . This unique piece of land features fields, streams, and wooded areas. Ideal for hunters or those seeking a tranquil retreat away from the city. Perfect space to build a home or cabin if desired. Whether you are a hunter looking for your next destination, or simply a convenient get away, this land can provides flexibility, convenience, and privacy,

LOCATION OVERVIEW

Property driveway located directly across the street from Darien Lake Amusement Park Campground and Hotel entrance at 9997 Alleghany Rd, Corfu, NY 14036

PROPERTY HIGHLIGHTS

- 36.7+/- Acres
- Prime location on Alleghany Rd/ Highway 77
- Access to essential utilities
- Zoned for residential use
- Proximity to amenities and services

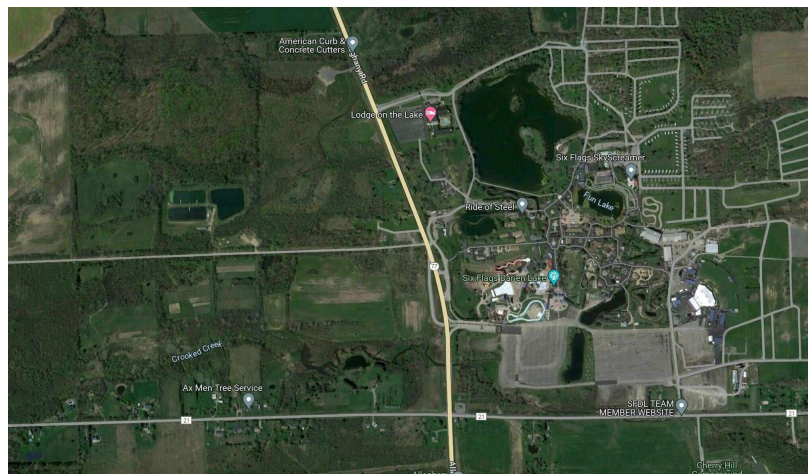
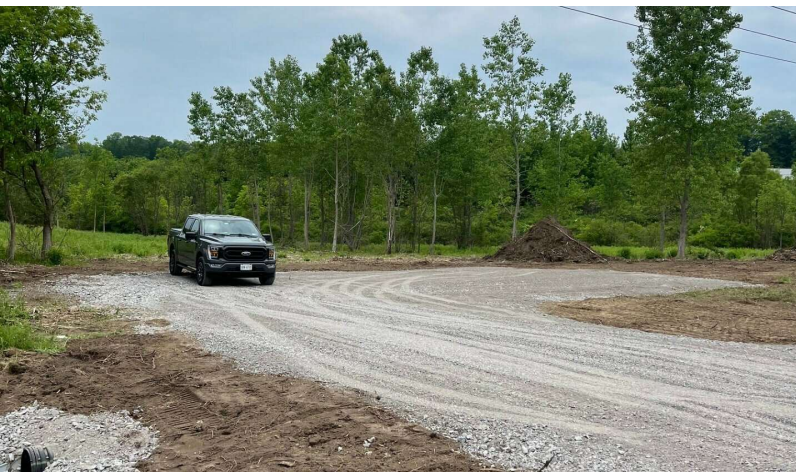


RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

36.7+/- Acres Vacant Land

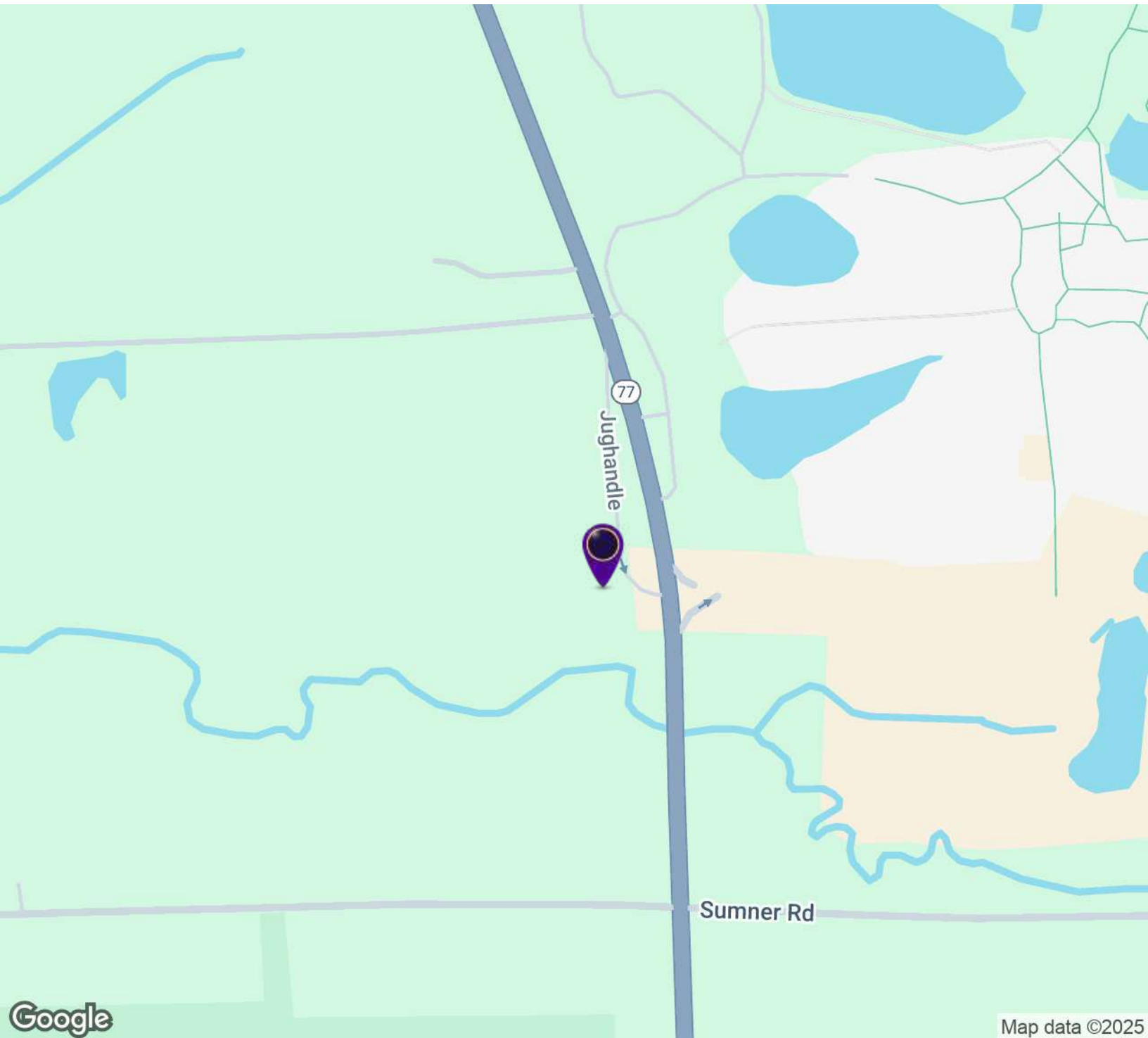
0 Alleghany Rd Highway 77, Darien, NY 14036



4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

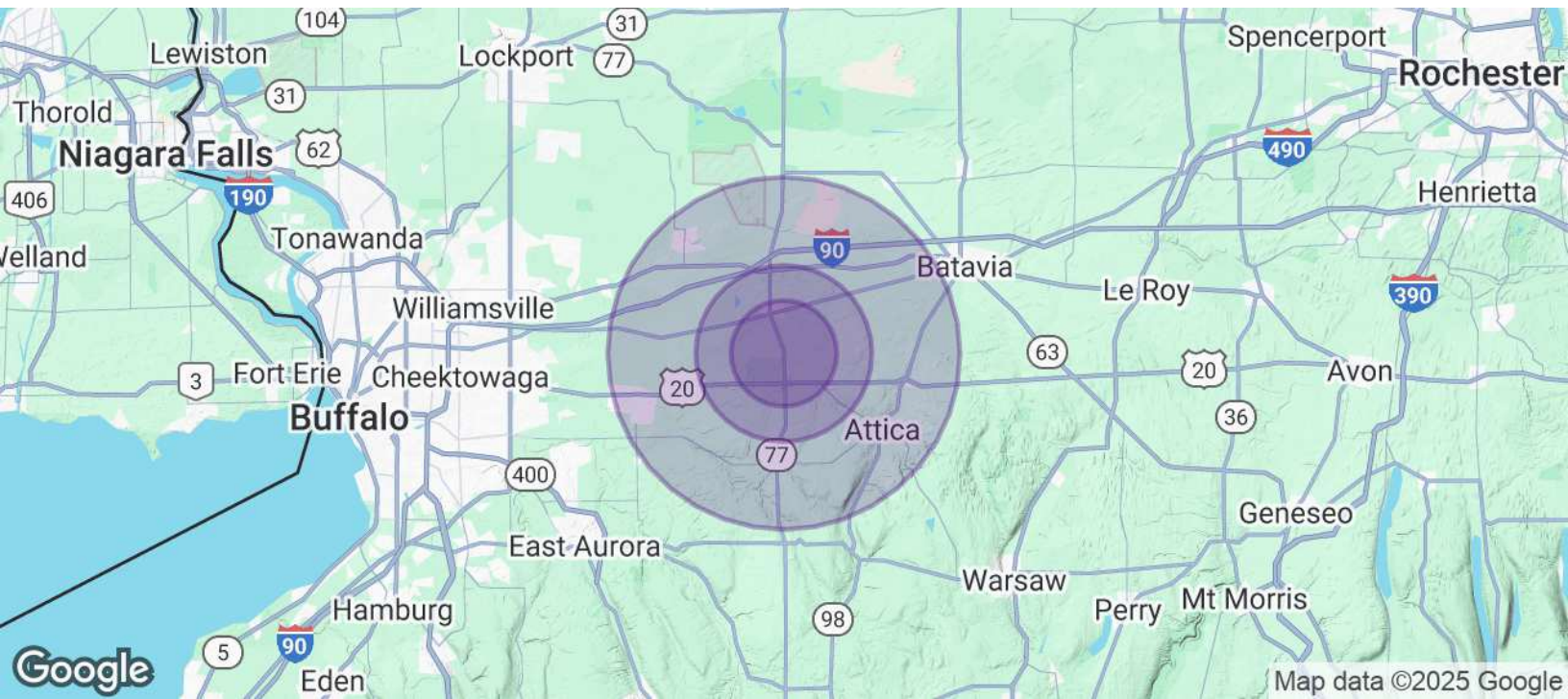
36.7+/- Acres Vacant Land

0 Alleghany Rd Highway 77, Darien, NY 14036



36.7+/- Acres Vacant Land

0 Alleghany Rd Highway 77, Darien, NY 14036



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	2,605	6,725	39,250
Average Age	44	44	45
Average Age (Male)	44	44	44
Average Age (Female)	44	44	45
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,076	2,827	15,486
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$103,457	\$97,549	\$88,990
Average House Value	\$257,230	\$269,864	\$258,039

Demographics data derived from AlphaMap



RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com