

45,000+/- SF Retail/Warehouse Space

13078 New York 60, Fredonia, NY 14063



OFFERING SUMMARY

Sale Price:	\$4,200,000
Available SF:	
Lot Size:	2.12 Acres
Building Size:	45,000 SF
Zoning:	Commercial
Price / SF:	\$93.33

PROPERTY OVERVIEW

This listing includes the on going Appliance and Furniture Business, Building, and Land located in Fredonia NY on Route 60 to the commercial corridor. This 45,000 SF retail/warehouse space is currently situated on over 2 acres of land, has excellent drive-by traffic, and ample parking. With approximately 28,000 SF of retail space and 17,000 SF of warehouse space this building is ideal for any business. Multiple Dock Doors and Drive in access into the warehouse space allows any business to provide for easy distribution and manufacturing. For more information on the business, any qualified buyer can sign a non-disclosure agreement to review financial documentation.

LOCATION OVERVIEW

Located in Fredonia New York, this property is centrally located in the commercial District of all Major businesses, restaurants, stores, and entertainment. Minutes from downtown Fredonia, Fredonia University, and the New York state Thruway I 90.

PROPERTY HIGHLIGHTS

- Retail/Warehouse, Land, and Business For Sale
- 45,000+/- SF Retail/Warehouse Space (28,000+/- SF Retail Space & 17,000+/- SF Warehouse Space)
- Excellent Drive-By Exposure
- Ample Parking



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ADDITIONAL PHOTOS

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RETAILER MAP

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