

FOR SALE

1849 ABBOTT RD, LACKAWANNA, NY 14218

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



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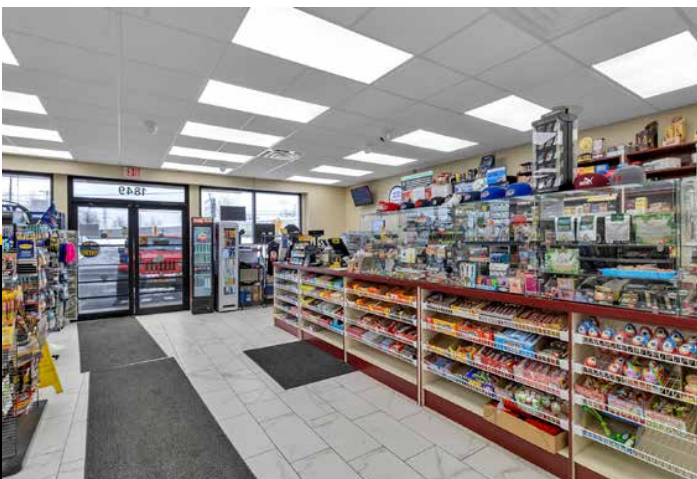
PRIME RETAIL INVESTMENT OPPORTUNITY

1849 ABBOTT RD, LACKAWANNA, NY 14218



FOR SALE: \$750,000

Seize this exceptional investment opportunity at 1849 Abbott Rd, a 2,500 SF general retail property in a high-traffic location with excellent visibility and accessibility. Positioned just 0.3 miles from I-90, this property offers steady traffic exposure, making it an ideal income-producing asset.





INVESTMENT HIGHLIGHTS

Price: \$750,000

Traffic Count: 45,721 daily vehicles at nearby intersections. 47,612 vehicles daily on I-90 (Southern Expressway)

Building Size: 2,500 SF

High Visibility & Accessibility: Prime corner location near a dense residential and commercial area

Building Type: General Retail

Ideal Use: Convenience Store or Retail Business

This turnkey investment offers a strong income stream with a high-traffic location and consistent demand. Don't miss this chance to add a valuable asset to your portfolio!

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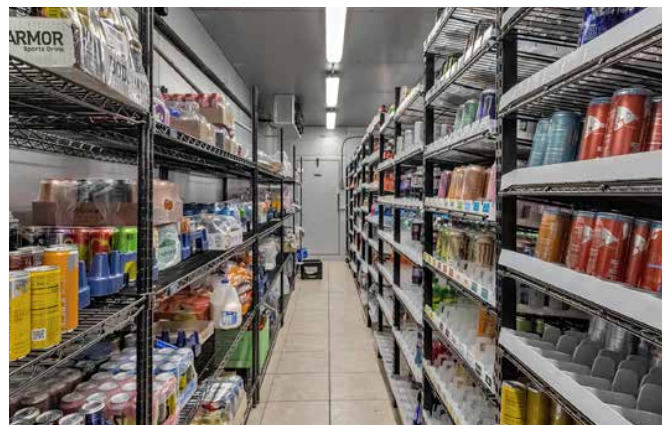
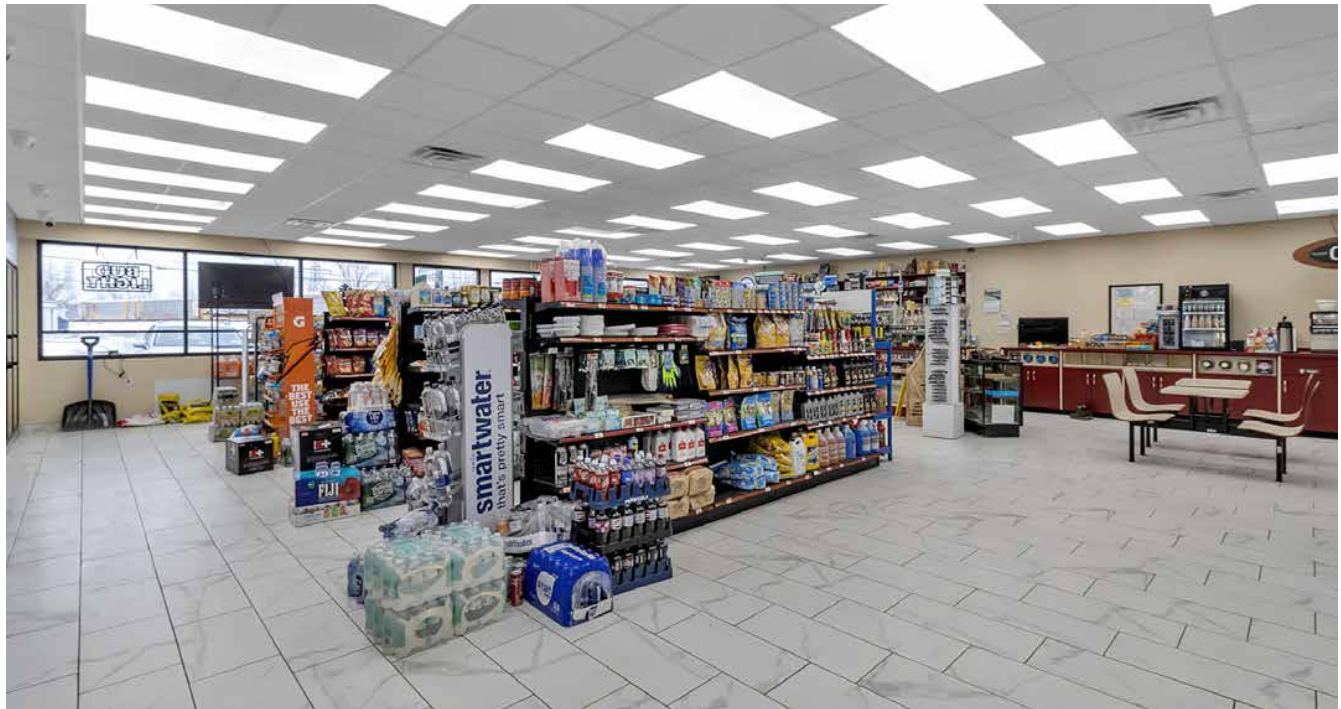
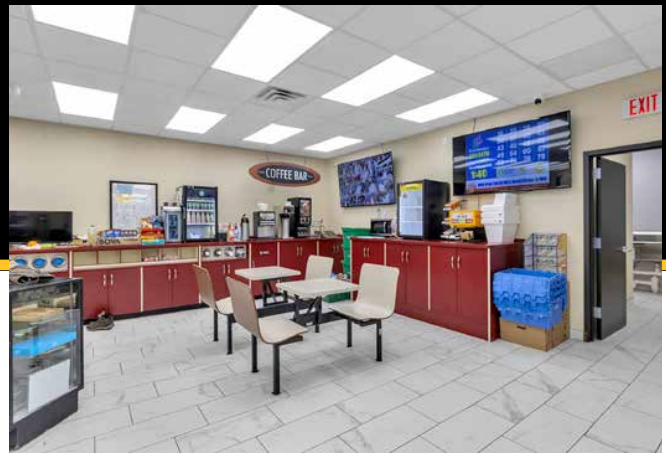
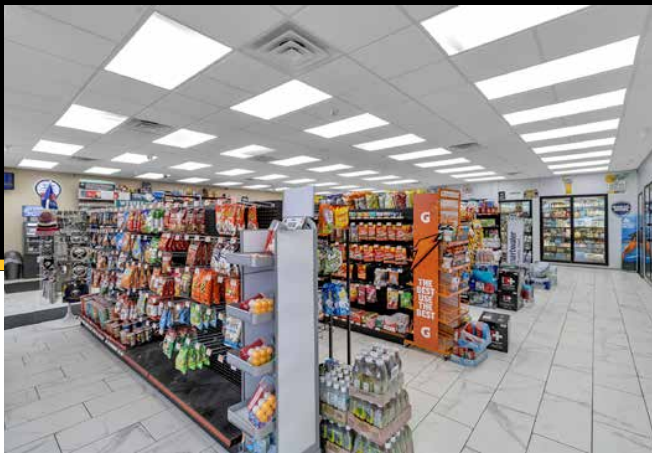
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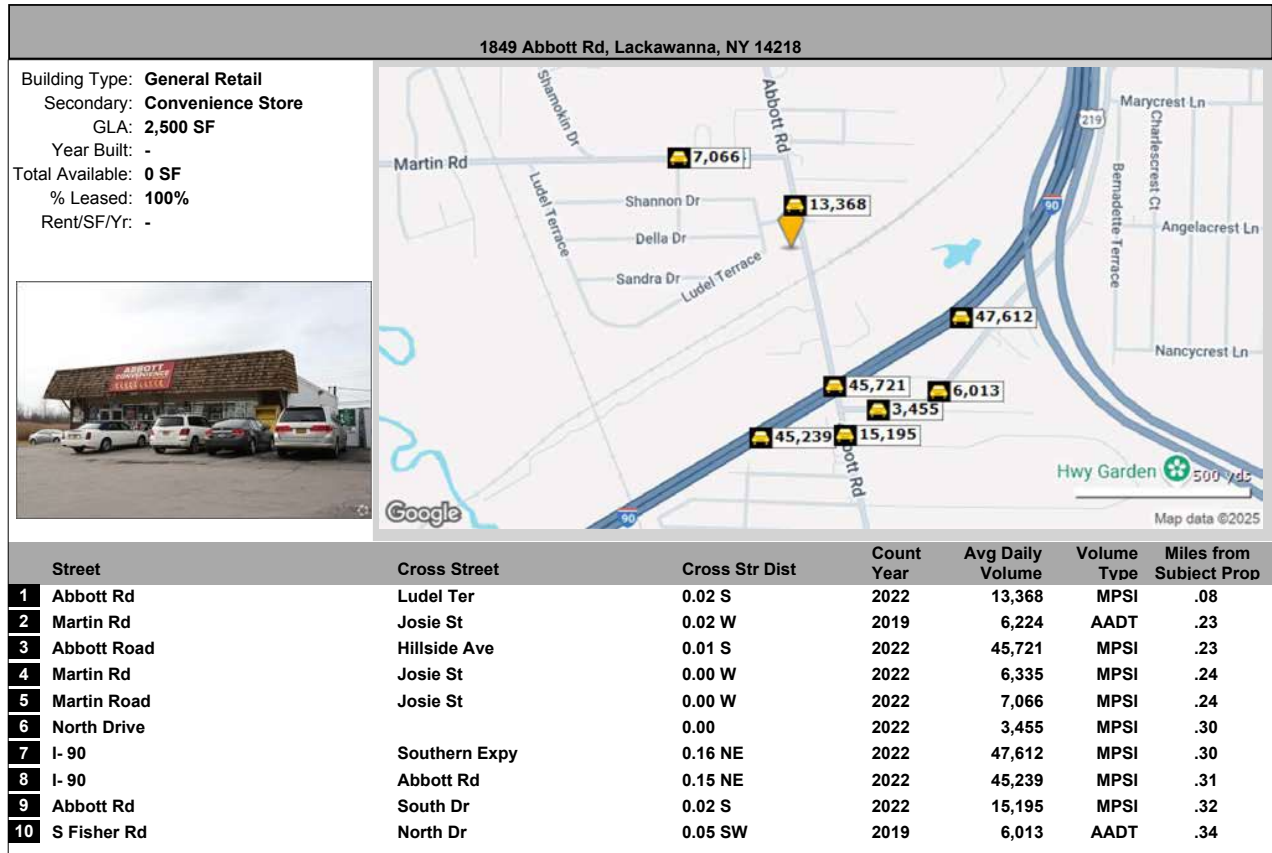
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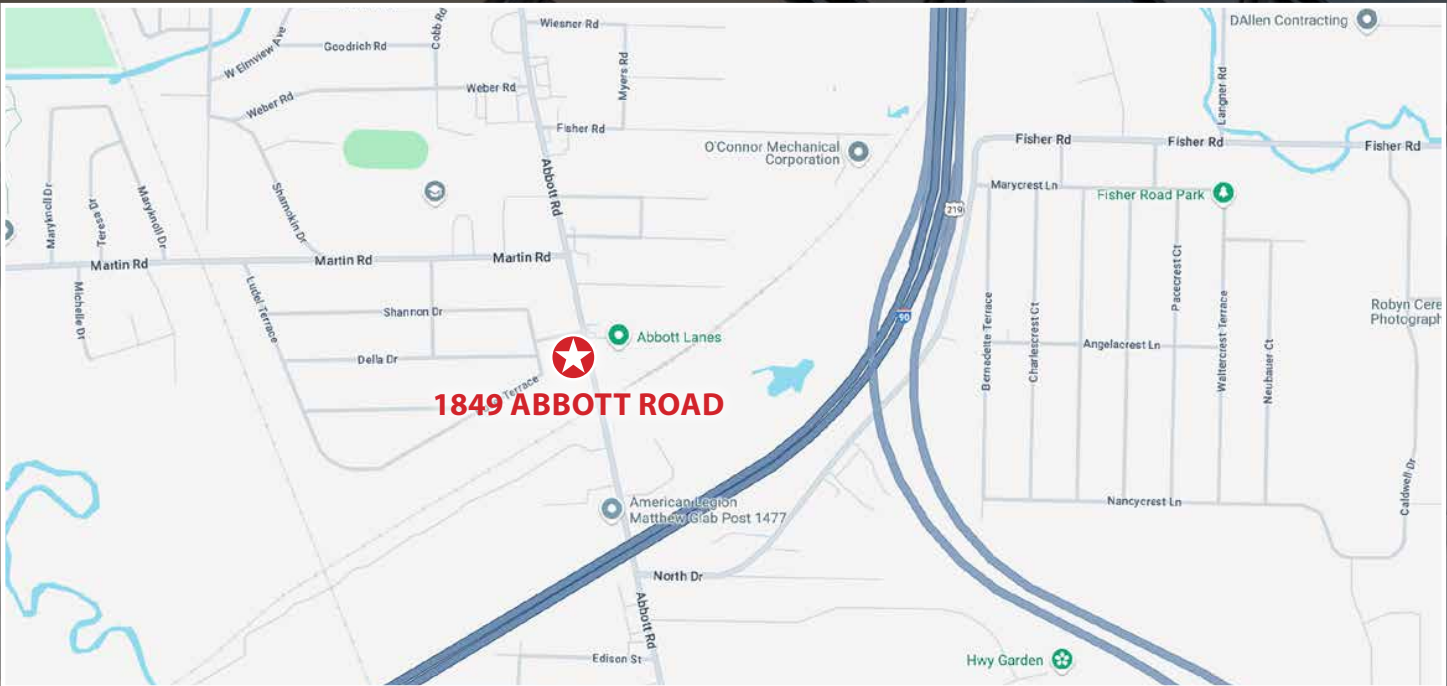
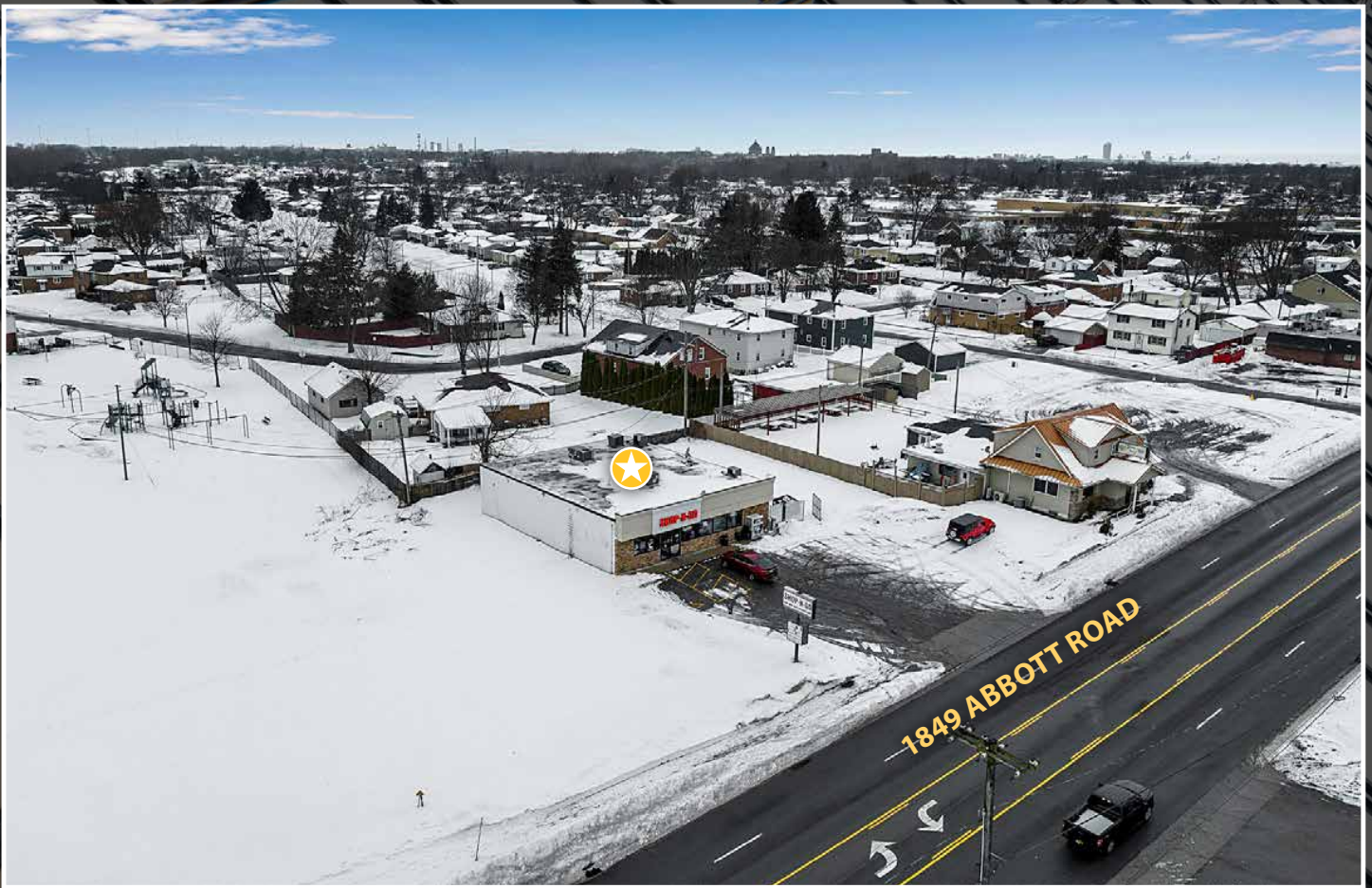
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Traffic Count Report



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