

New Price! 2,760+/- SF Retail Space

20 Hanwell Pl, Depew, NY 14043

**SALE PRICE****\$149,000****OFFERING SUMMARY**

Lot Size: 0.24 Acres

Year Built: 1969

Building Size: 2,760 SF

Zoning: 434

Price / SF: \$53.99

PROPERTY OVERVIEW

20 Hanwell Place, a prime commercial property just 100 feet from the bustling Transit Road in Depew, NY. This robust 70' x 150' +/- building, formerly a drive-thru car wash tunnel, presents a unique opportunity for your business headquarters. Situated on a quarter-acre lot, it offers ample space for various business needs. Adjacent to a Self Serve Car Wash located at 6283 Transit Rd, which is also available for an additional price.

LOCATION OVERVIEW

Located on the east side of Transit Rd. between Genesee St. and Broadway. 1 mile south of Genesee St. 1.5 +/- miles south of NYS Thruway I-90. Central WNY Location 2+/- miles south of from Buffalo International Airport.

PROPERTY HIGHLIGHTS

- Prime 2,760+/- SF retail/free-standing building
- LOT: 70' x 150'
- Zoned: Commercial
- High-traffic location in the Depew area
- Ample parking for customers and employees
- Excellent investment opportunity in a thriving market
- Access from Transit Road

ADDITIONAL PHOTOS

2,760+/- SF Retail Space

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NY & PA Licensed Broker

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4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221

SITE PLANS

2,760+/- SF Retail Space

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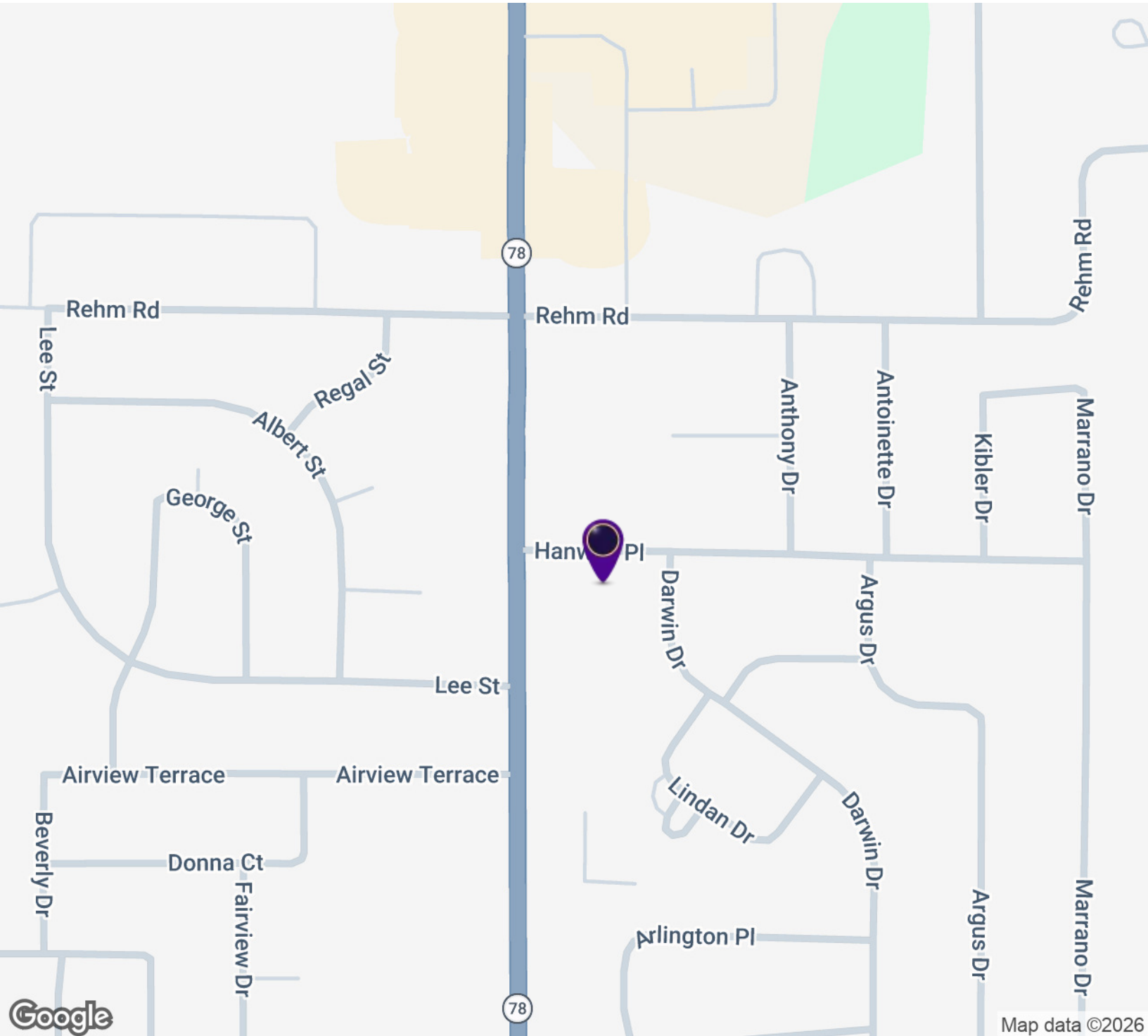
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