



AUTOMOTIVE SERVICE CENTER AND VACANT LAND

PRICE	\$1,100,000		
TYPE	COMMERCIAL SPACE		
SIZE	4,702 SF	LOT SIZE	5.00 AC

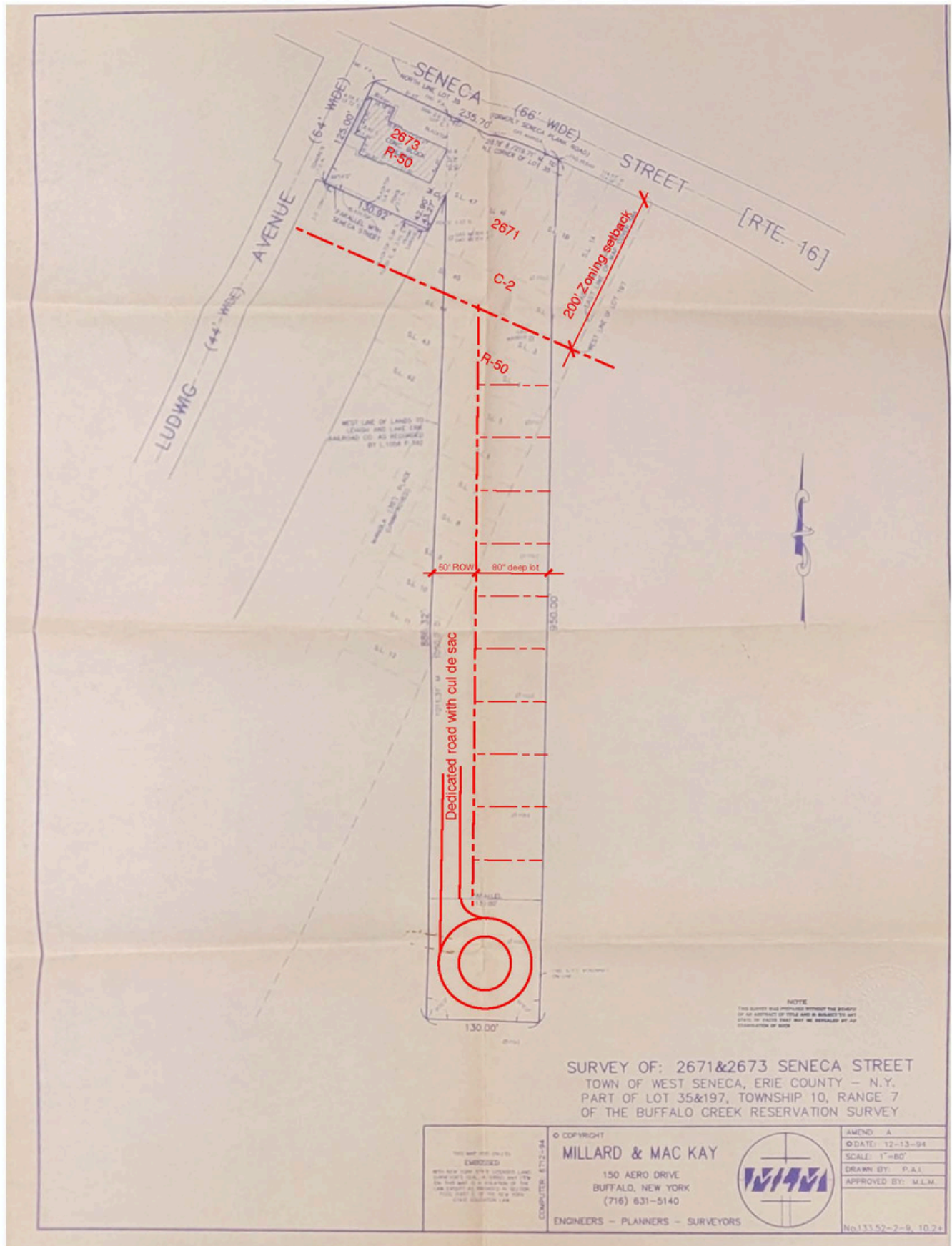


UNIT OVERVIEW

Established in 1971, Falkner's Auto Service has been a cornerstone of the West Seneca community for over five decades. Now, this esteemed business, nestled in a prime location with proximity to the thruway, is up for sale. Whether you're an experienced entrepreneur looking for a turnkey business or an investor seeking a valuable asset with a loyal customer base, Falkner's Auto Service presents an exceptional opportunity. Act now to secure your place as the next steward of this beloved community institution.

**2671 Seneca St,
Buffalo, NY 14224**

2671 Seneca Street Survey



NOTE
THIS SURVEY WAS PREPARED BY THE SURVEYOR
ON AN APPROVAL OF TITLE AND IS SUBJECT TO ANY
FUTURE SURVEYS THAT MAY BE REQUIRED BY AN
EXAMINATION OF RECORDS

SURVEY OF: 2671&2673 SENECA STREET
TOWN OF WEST SENECA, ERIE COUNTY - N.Y.
PART OF LOT 35&197, TOWNSHIP 10, RANGE 7
OF THE BUFFALO CREEK RESERVATION SURVEY

THIS MAP (SEE DRAWING) IS UNREVISED WITH NEW DATA AND IS UNREVISED UNLESS OTHERWISE NOTED. THE SURVEYOR HAS BEEN ADVISED BY THE CLIENT THAT THIS MAP IS TO BE USED FOR RECORD PURPOSES ONLY.	© COPYRIGHT MILLARD & MAC KAY 150 AERO DRIVE BUFFALO, NEW YORK (716) 631-5140 ENGINEERS - PLANNERS - SURVEYORS		AMEND: A DATE: 12-13-94 SCALE: 1"=80' DRAWN BY: P.A.I. APPROVED BY: M.L.M.
	COMPUTER: 812-244		No. 133.52-2-9, 10, 24