

FOR SALE

4,400 SF Auto Repair Facility

2255 George Urban Blvd, Depew, NY 14043



PROPERTY HIGHLIGHTS

- Modern extremely profitable auto repair facility
- Operating, fully turn key, well equipped
- Includes all applicable NYS Licenses
- Long established
- Many updates
- (5) 10 ft. doors and (1) 14 ft. door
- Three phase power
- 18 ft. ceilings
- Great demographics and traffic counts
- Centrally located
- Owner retiring



344 Delaware Ave, Suite 200, Buffalo, NY 14202



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

Gregory Zadrozny
Associate Real Estate Broker

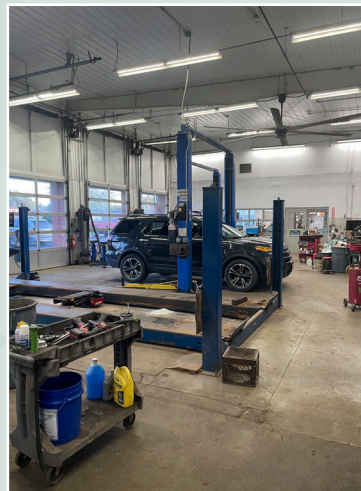
716.830.8943

GregoryZadrozny@HannaCRE.com

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**5 MILE
DEMOGRAPHICS**



**POPULATION
233,667**



**DAYTIME EMPLOYEES
119,400**



**HOUSEHOLDS
100,549**



**AVERAGE HH
INCOME
\$81,729**



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