



Great Dane Properties, LLC

Commercial Real Estate Sales, Leasing, Management & Development

Former Rite Aid For Sale or For Lease

81 West Main Street
Gowanda NY 14070
Cattaraugus County



Joseph M. Draghi

Licensed Real Estate Broker

Licensed in New York, New Hampshire, Connecticut,
Massachusetts, Vermont & Florida

607-838-3263 – jdraghi@greatdaneproperties.com

6151 Blackjack Court N, Punta Gorda, FL 33982

Karina K. Draghi

Licensed Real Estate Broker

Licensed in
New York, Florida & Pennsylvania

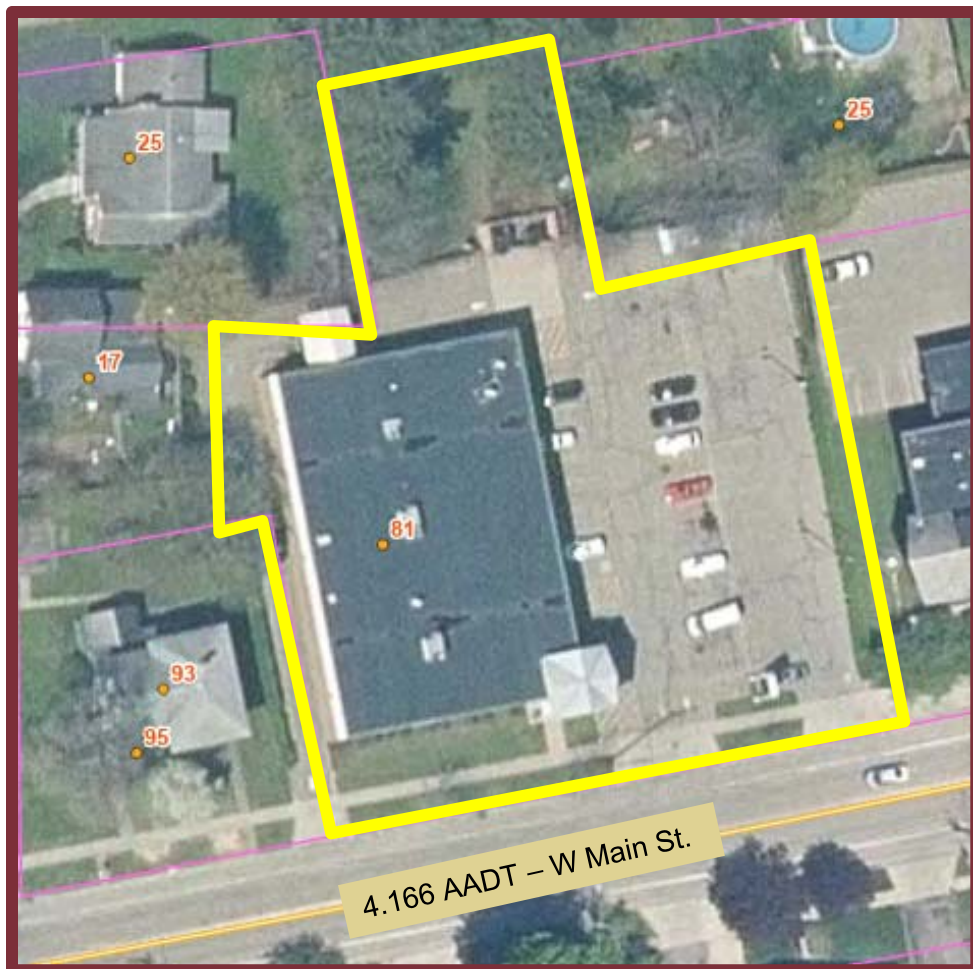
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81 West Main Street

Tax map #8.075-3-12

- 1 Acre with 209' frontage
- Freestanding Building – 11,348SF
- Built in 1996
- Prominent Pylon Sign
- 2 Curb cuts onto West Main St.
- Plenty of On-Site Parking

- Zoned B-2 (Restricted Business District)

Uses Include: Stores and shops for Conduct of any retail. Personal service shops, Hand laundries, Banks, Offices, Studios, shops for custom work, for making articles or products to be sold at retail on premises, Funeral directing & Accessory Buildings

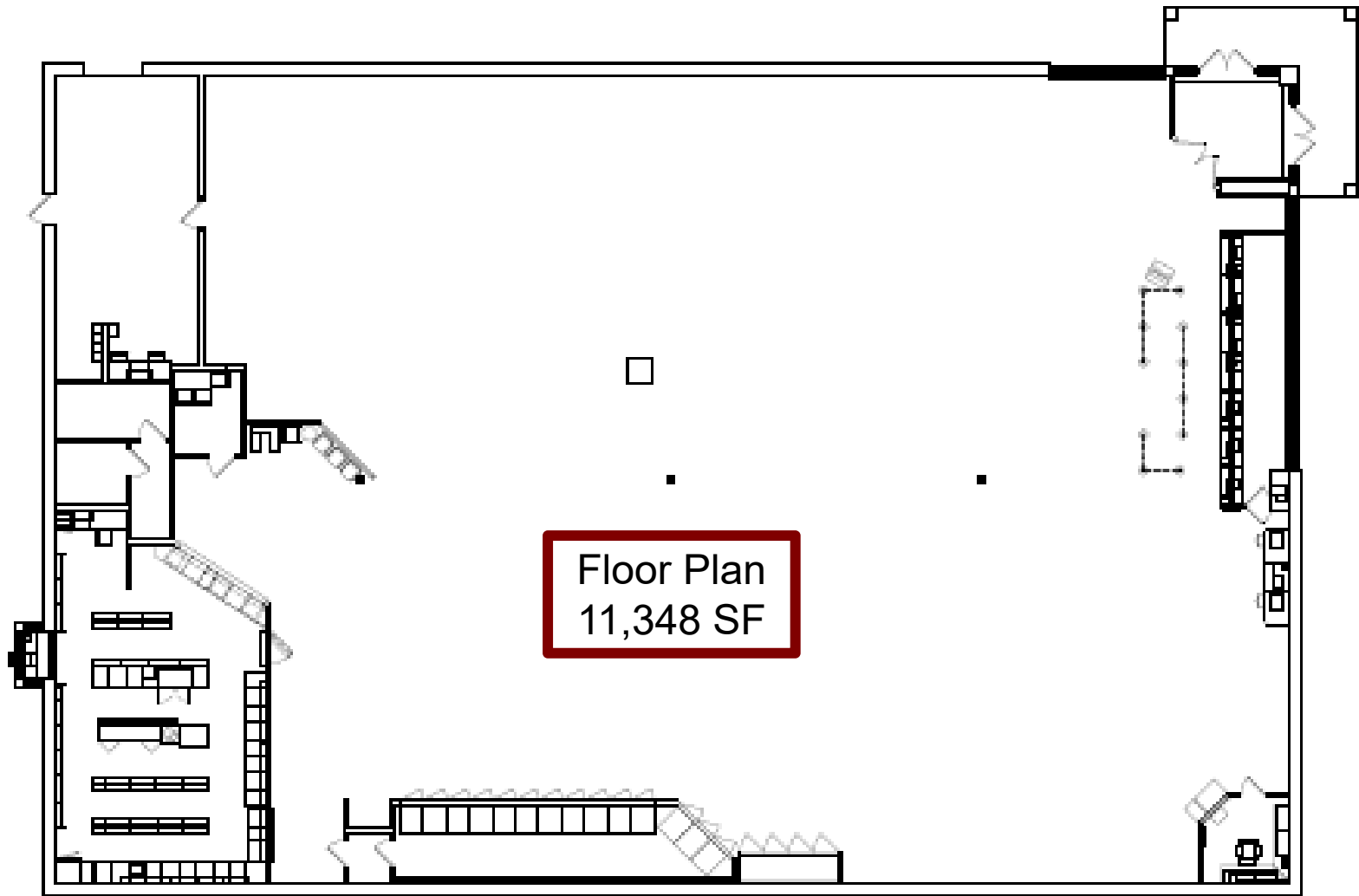
Gowanda is located in the Southwestern area of New York State, a Seneca American Indian term meaning "almost surrounded by hills" or "a valley among the hills".



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