

1.2+/- Acres Residential Land

445 Seneca Creek Road, West Seneca, NY 14224



OFFERING SUMMARY

Sale Price: \$249,000

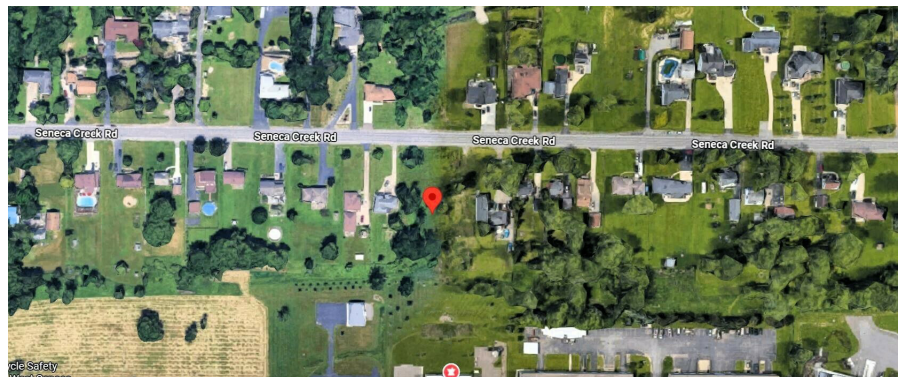
Lot Size: 1.2 Acres

Zoning: Residential

Price / SF: \$4.76

PROPERTY OVERVIEW

Embrace the potential of 445 Seneca Creek Rd, a spacious expanse of land zoned for residential use in the desirable West Seneca area. This property presents an ideal canvas for creating a dream home. With its generous size and residential zoning, this property located in West Seneca sets the stage for a promising venture, making this property an attractive choice for those seeking to build their dream home.



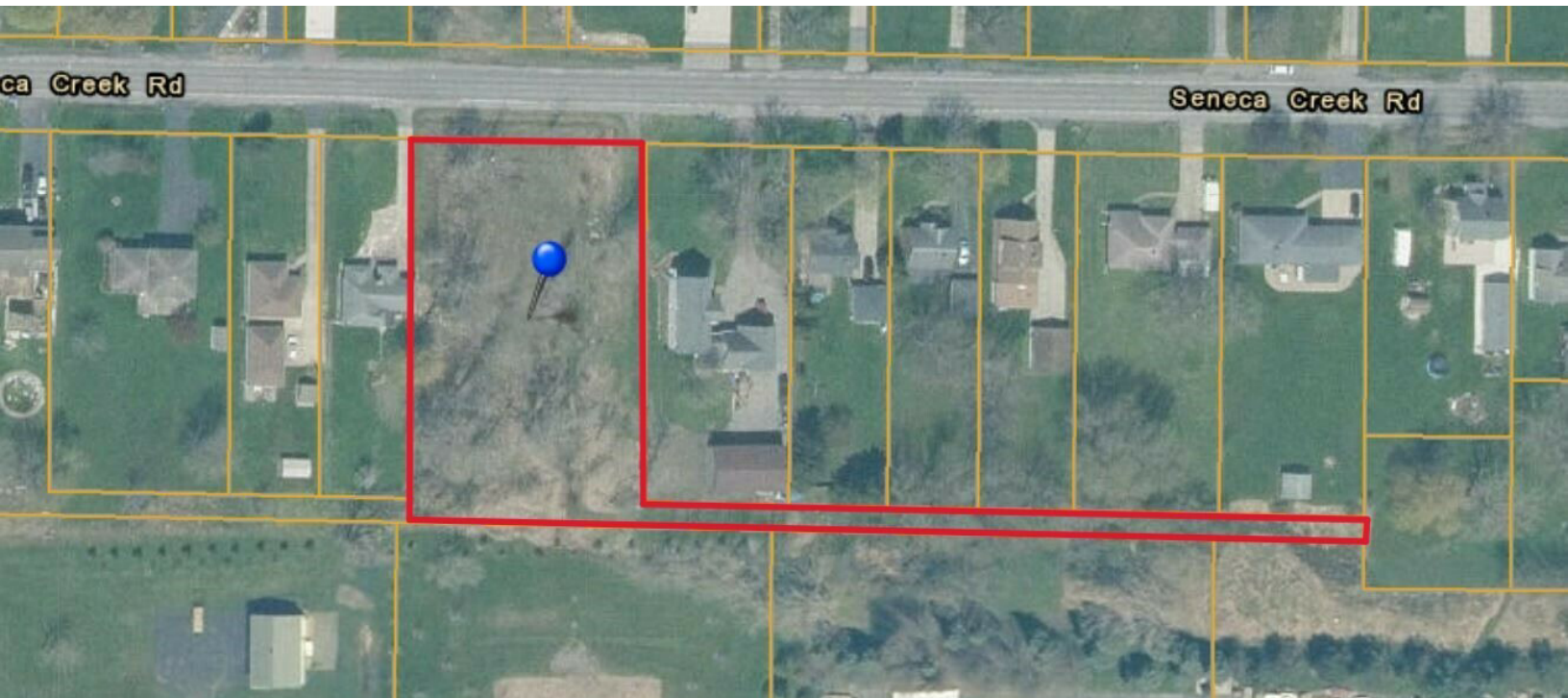
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PROPERTY SUMMARY

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LOCATION DESCRIPTION

Nestled in the heart of West Seneca, 445 Seneca Creek Rd - 1.2+/- Acres Residential Land is surrounded by the charm and convenience of this vibrant community. Residents will enjoy easy access to local amenities, including renowned schools and recreational facilities like the Veterans Park. The area boasts a welcoming neighborhood atmosphere and showcases the natural beauty of the region, with scenic parks and green spaces. This location offers a peaceful yet convenient lifestyle for those seeking a thriving neighborhood to call home.

PROPERTY HIGHLIGHTS

- Zoned for Residential
- Generous expanse of land
- Desirable location in West Seneca

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,362	28,527	77,619
Total Population	5,479	62,858	174,448
Average HH Income	\$97,985	\$93,485	\$89,421



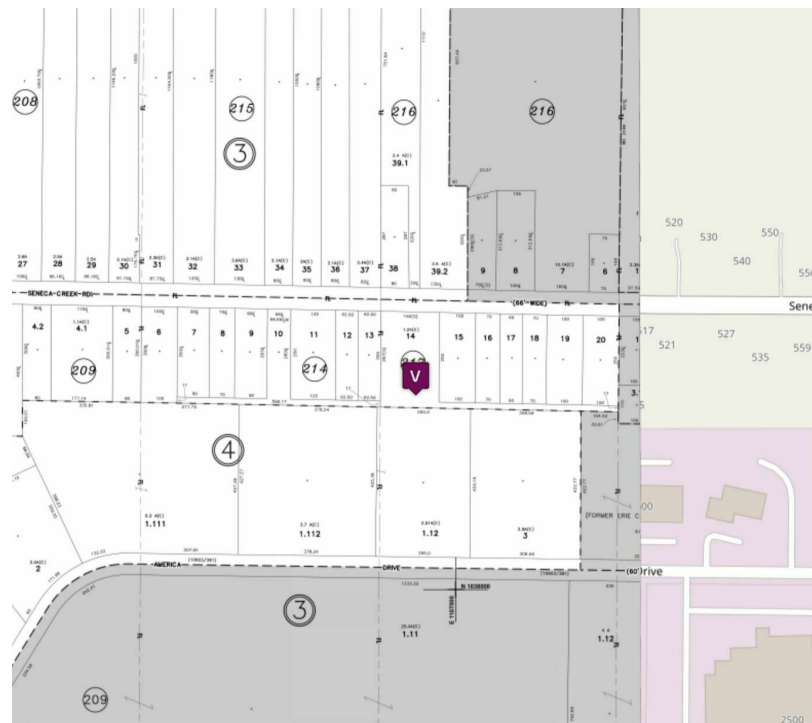
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ADDITIONAL PHOTOS

1.2+/- Acres Residential Land

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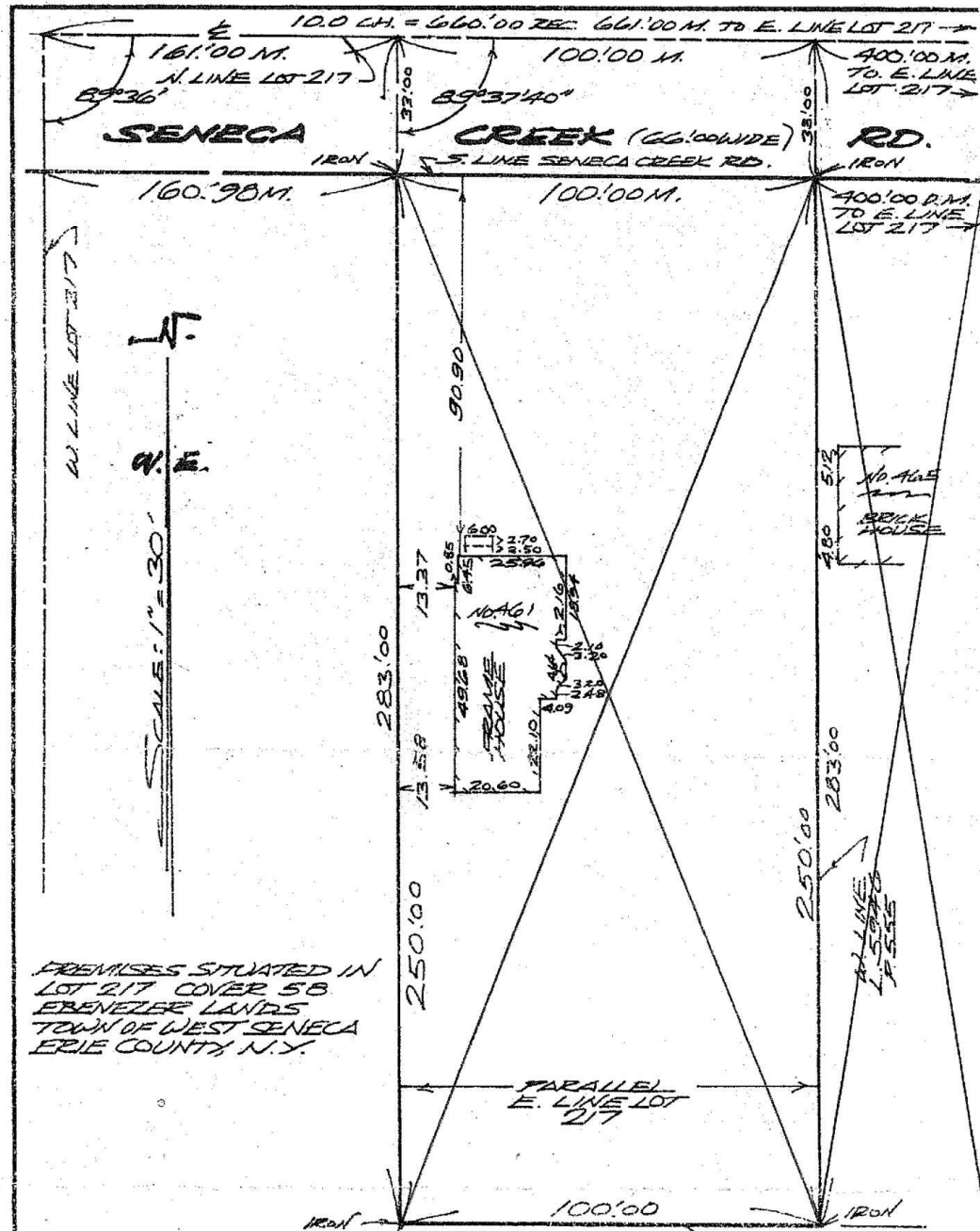


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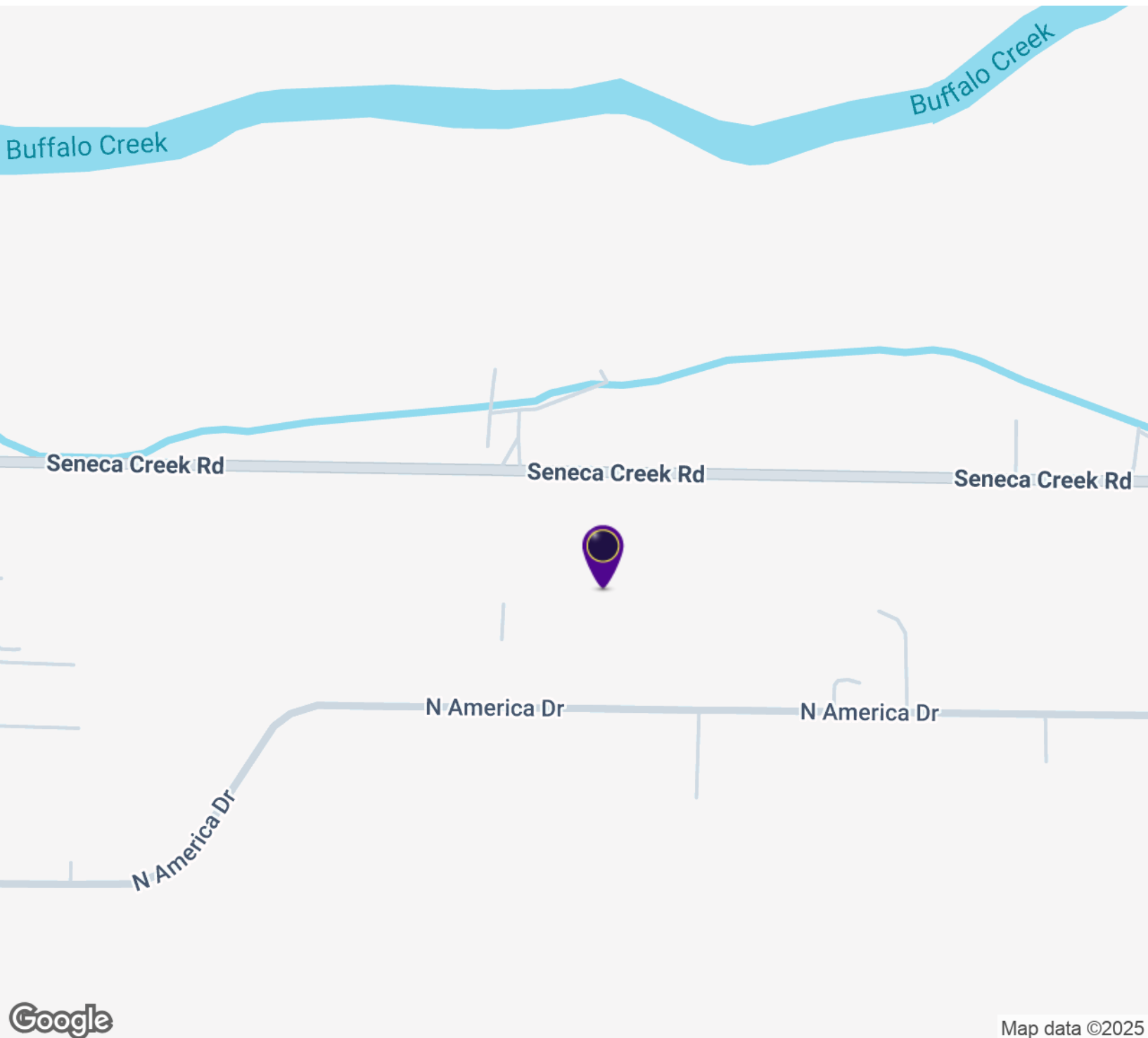


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LOCATION MAP

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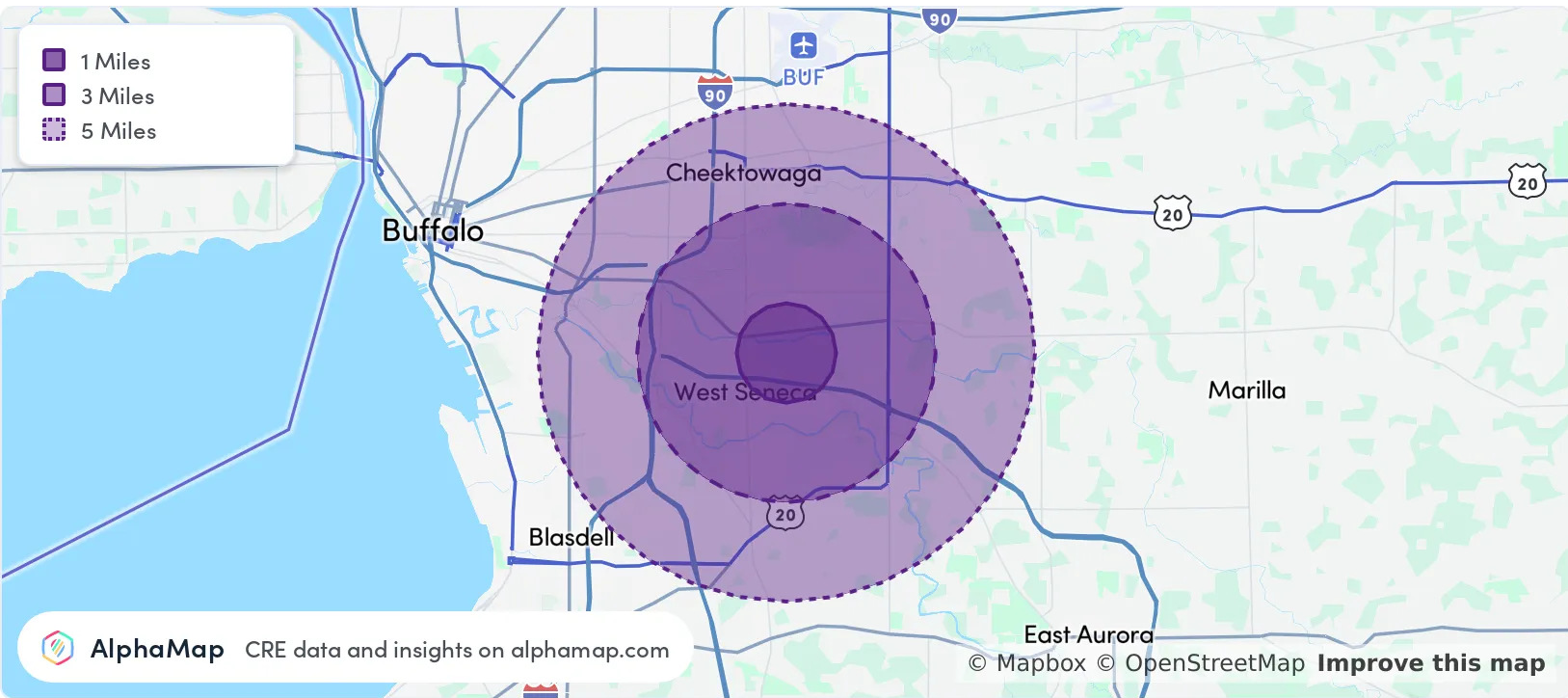


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,479	62,858	174,448
Average Age	46	46	44
Average Age (Male)	44	44	42
Average Age (Female)	47	48	45
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,362	28,527	77,619
Persons per HH	2.3	2.2	2.2
Average HH Income	\$97,985	\$93,485	\$89,421
Average House Value	\$259,139	\$262,139	\$246,771
Per Capita Income	\$42,602	\$42,493	\$40,645

Map and demographics data derived from AlphaMap