

FOR SALE

7, 573 Sq. Ft. Building on One Acre Corner Lot
3640 Clinton Street, West Seneca, NY 14224



PROPERTY HIGHLIGHTS

- Former Funeral Home
- Modern Two-Bedroom 2nd Floor Apartment with Separate Entrance
- Ample On-Site Parking
- Easily Converted to Office, Retail, Daycare
- Located just east of Union Road
- Close Proximity to Route 400 Expressway
- Great Demographics
- Adjacent Duplex also Available on .92 Acre Lot (27 Weigand St.)
- Priced Significantly Under Assessed Value



HANNA
COMMERCIAL REAL ESTATE

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.

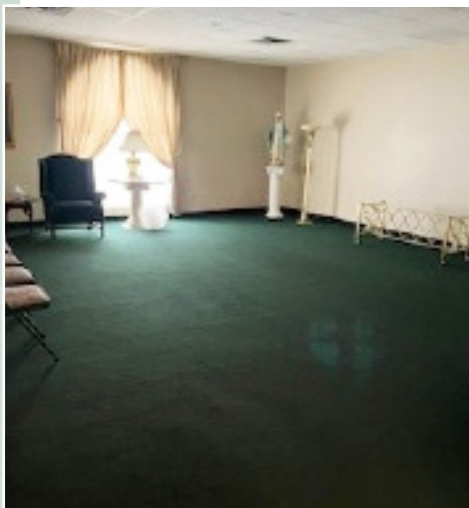
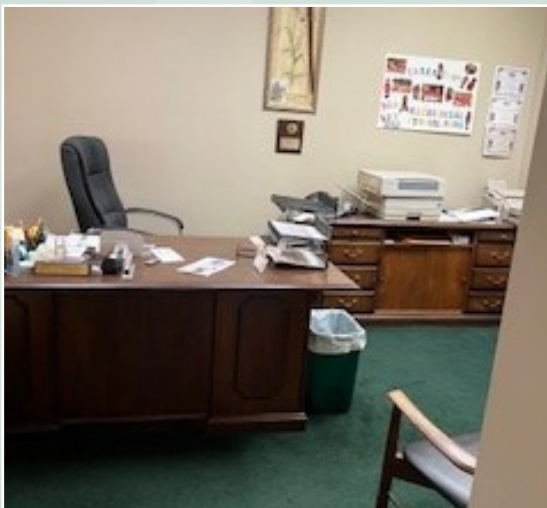
Gregory Zadrozny
Associate Real Estate Broker

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5 MILE DEMOGRAPHICS



POPULATION
208,880



DAYTIME EMPLOYEES
90,387



HOUSEHOLDS
90,640



AVERAGE HH INCOME
\$74,531

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