



# COMMERCIAL<sup>®</sup>

## 3160 UNION RD. CHEEKTOWAGA, NY 14227

### OFFERED AT \$2,750,000



55 years has created an impressive business opportunity for an auto related collision/maintenance professional. 18,672 square foot building situated on almost 2 acres with plenty of parking on a paved lot. Overhead door access \*\*, professional spray booth and PPG painting system. You will also find welding equipment, 5 lifts, frame machine, waste oil and much more!

#### INVESTMENT HIGHLIGHTS

- Business and Building For Sale
- Minutes From I-90 Expressway
- Two Parcels included. 1.9 Acres +/-
- Enviromental Reports and Tax Returns Available with NDA



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