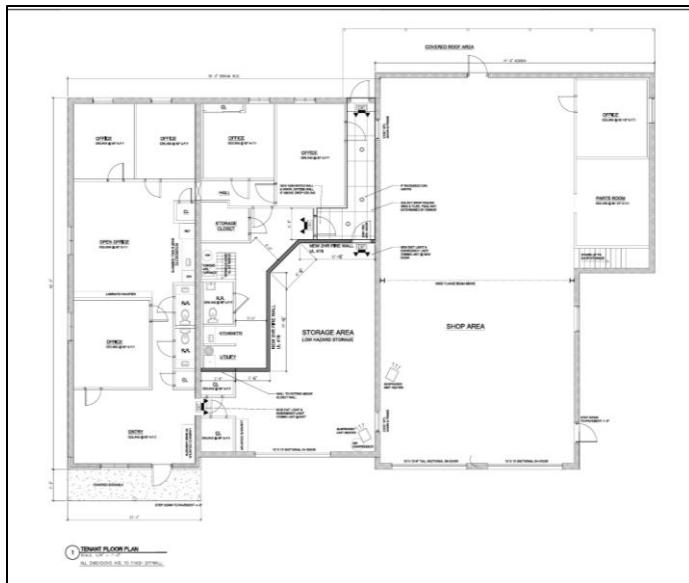




Specializing in Commercial and Industrial Properties



Office and warehouse space are divided into two units.

- 1st unit: Leased through January 2028
- 2nd unit: Leased through April 2026

Landlord pays all utilities

Tenants pay snow plow cost

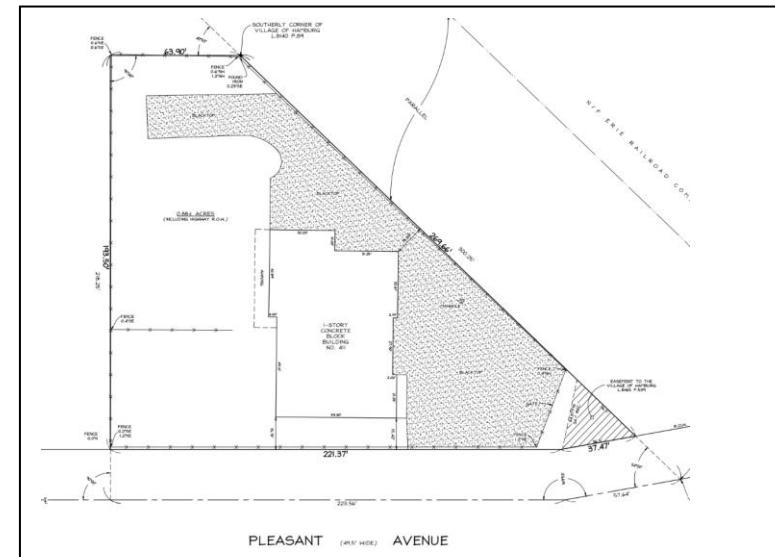
2026 Income: \$38,000.00

FOR SALE \$495,000

399 (411) Pleasant Avenue

Hamburg, New York 14075

- **5,291 SF on 1.94 acres**
- **Three, 12 x 12 Overhead Doors**
- **Warehouse and Office Space**
- **Easy access to Thruway and high traffic counts**
- **Zoned: Mixed Use redevelopment MU-R**
- **Assessed value: \$526,600**



Laura St Pierre Smith | Licensed Real Estate Broker | PO Box 1027 | Buffalo, NY 14201 | 716-907-3216 cell

laura@blaine-realtors.com



Easy access with 12x12 overhead doors

Warehouse storage area



Side parking area

Slop sink area



Open warehouse with 13' ceiling

Kitchenette



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