

10151-10155 Main St

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Property Details

Price: \$1,395,000

- Two-building mixed-use property located on a single parcel, offering exceptional Main Street visibility to over 13,000 passing vehicles daily.
- Featuring a mix of office, flex, and warehouse space with a vacant, fully carpeted office suite that can be leased by an owner/user occupant, and a vacant 4000 Sq Ft at-grade space with garage doors.
- Benefit from a tenant roster that includes a well-respected swimming pool contractor that has been in business for over 40 years, and a dance studio that both wish to continue their leases.
- Situated in desirable Clarence – near retailers and restaurants, proximity to residential neighborhoods and within a 30-minute drive to Buffalo.
- Amazing opportunity for future development as the land permits construction of a new 10,000 – 15,000 Sq Ft warehouse and the addition of 25 parking spaces. This is an ideal opportunity for investor occupiers seeking new warehouse construction while securing cash flow from tenant leases.

Price:	\$1,395,000
Property Type:	Office
Property Subtype:	Industrial Live/Work Unit
Building Class:	B
Sale Type:	Investment
Cap Rate:	7.75%
Lot Size:	2.15 AC
Rentable Building Area	13,300 SF
:	
Rentable Building Area	13,300 SF
:	2
No. Stories:	1960
Year Built:	Multiple
Tenancy:	1.73/1,000 SF
Parking Ratio:	Comm
Zoning Description:	143200-072-010-0003-001-100
APN / Parcel ID:	

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Major Tenant Information:

Tenant	SF Occupied	Lease Expiration
Glamour Pools	3,800	July 2027
David DeMarie Dance Studio	4,000	October 2024

Financial Summary:

<i>Execuative Financial Summary</i>	# Units			Full Occupancy w/
	5	Current Occupancy	Full Occupancy	Market Rents
Income				
Rent	\$	109,860.00	\$ 147,660.00	\$ 166,970.00
Vacancy/Delinquency @ 3.5%	\$	(3,845.10)	\$ (5,168.10)	\$ (5,843.95)
Effective Gross Income	\$	106,014.90	\$ 142,491.90	\$ 161,126.05
Late Fee	\$	100.00	\$ 100.00	\$ 100.00
Other Income	\$	240.00	\$ 590.00	\$ 590.00
Total Income	\$	106,354.90	\$ 143,181.90	\$ 161,816.05
Expenses				
Repairs and Maintenance	\$	1,651.00	\$ 1,651.00	\$ 1,651.00
Insurnace	\$	4,711.00	\$ 4,711.00	\$ 4,711.00
Property Tax	\$	10,156.00	\$ 10,156.00	\$ 10,156.00
Electric	\$	2,963.00	\$ 2,963.00	\$ 2,963.00
Gas	\$	5,005.00	\$ 5,005.00	\$ 5,005.00
Water/Sewer	\$	601.00	\$ 601.00	\$ 601.00
Trash Disposal	\$	1,637.00	\$ 1,637.00	\$ 1,637.00
Landscaping/Snow Removal	\$	2,600.00	\$ 2,600.00	\$ 2,600.00
Management Expense @ 4.5% of Total Income	\$	4,785.97	\$ 6,443.19	\$ 7,281.72
Total Expenses	\$	29,324.00	\$ 29,324.00	\$ 29,324.00
<i>Expense Ratio</i>		28%	20%	18%
Net Operating Income	\$	77,030.90	\$ 113,857.90	\$ 132,492.05
Less Reserves	\$	(1,000.00)	\$ (1,000.00)	\$ (1,000.00)
NOI Less Reserves	\$	78,030.90	\$ 114,857.90	\$ 133,492.05



Tom Celik
tom@visoneco.com
 (716) 759-1718

Stonewall Property Management
 9829 Main St
 Clarence, NY 14031

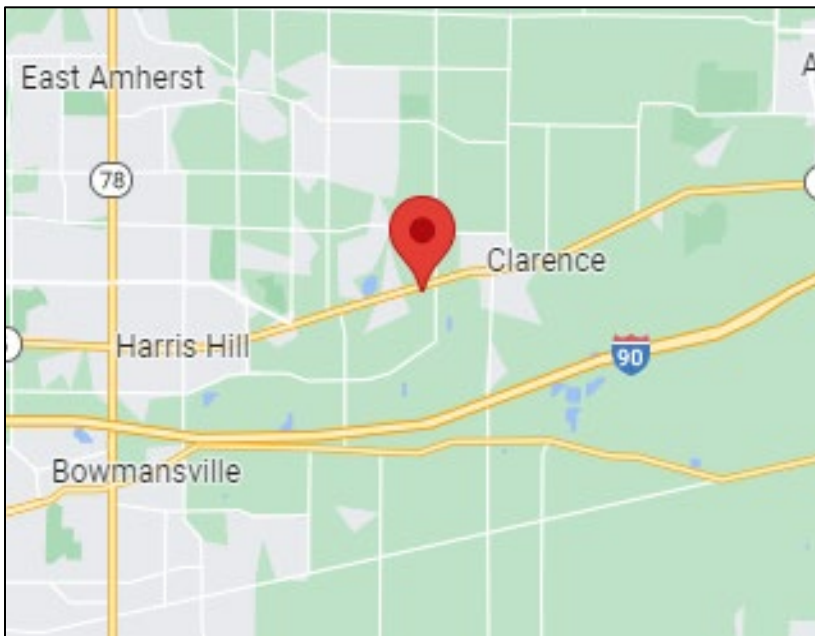


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Exterior Photos



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Available Unit for Rent

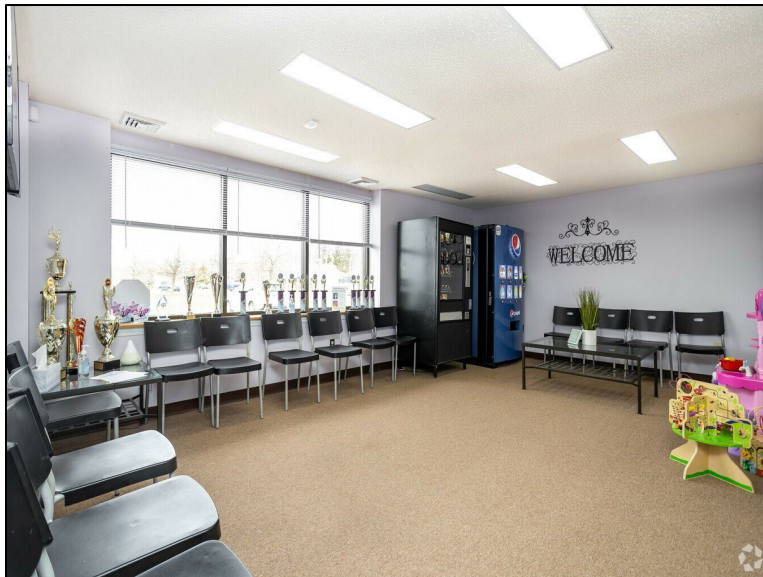


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Dance Studio

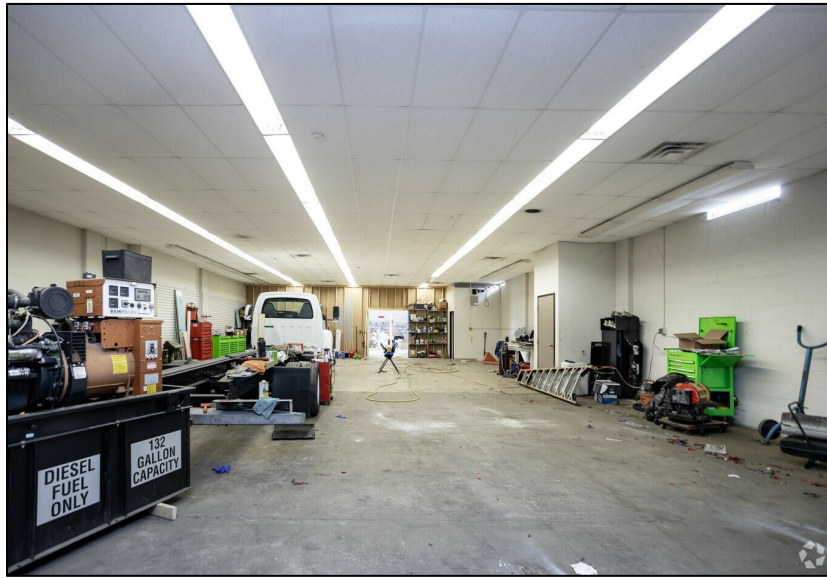


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Additional Photos

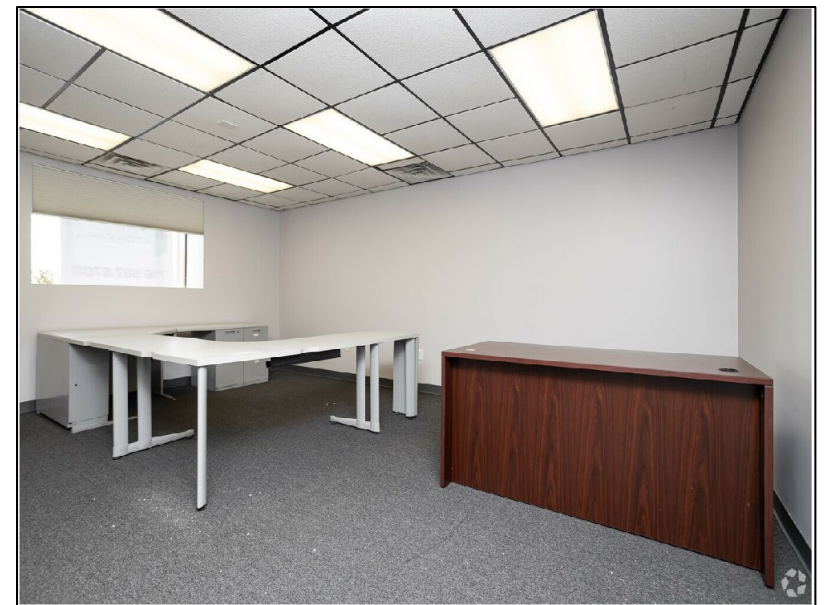


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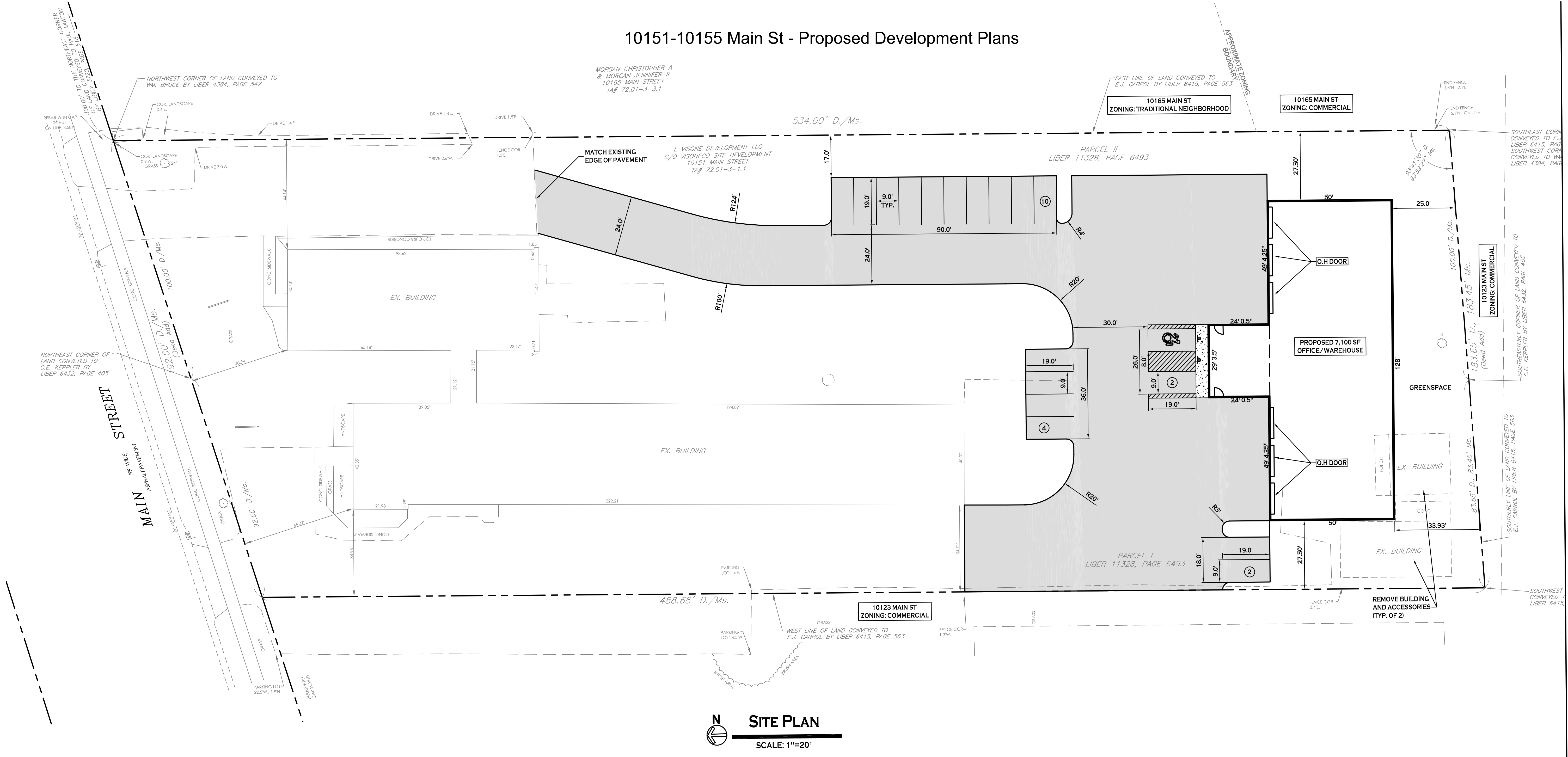
Front Office



10151-10155 Main St - Proposed Development Plans

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SITE PLAN
SCALE: 1"=20'

SITE DATA		
SITE AREA = 2.15 AC		
ZONED: COMMERCIAL		
USE: 10,400 SF WAREHOUSE BUILDING		
SETBACKS - BUILDING		
FRONT	REQUIRED 80 FT.	PROVIDED > 80 FT
SIDE (ABUTTING COM. / RES.)	25 FT. / 45 FT.	42.0 FT
REAR (ABUTTING COM. / RES.)	25 FT. / 45 FT.	25.0 FT
SETBACKS - PARKING		
FRONT	N/A	N/A
SIDE	N/A	5.44 FT
REAR	N/A	8.51 FT
PARKING STALLS		
STALL SIZE	9'x19'	9'x19'
REQUIRED SPACES	14	18
GREENSPACE		
OVERALL SITE GREENSPACE	25% (0.55 AC)	XX% (X.X AC)
INTERIOR GREENSPACE	8% (0.18 AC)	XX% (X.X AC)
MAX. BUILDING HEIGHT	45 FT	<= 45 FT
MAX. LOT COVERAGE	70% MAX. (1.51 AC)	68.4% (1.47 AC)

* WHERE THERE IS AN ESTABLISHED FRONT SETBACK LINE BETWEEN ADJOINING PROPERTIES, THAT SETBACK LINE WOULD APPLY TO THE PROPERTY TO A MINIMUM OF 45 FEET.

PARKING CALCULATION:	
WAREHOUSE:	1 PER EMPLOYEE OF MAXIMUM SHIFT + 1 PER 200 SQUARE FEET OF OFFICE
	10 EMPLOYEES + 700 SF OFFICE / 200 = 14 SPACES

- SITE NOTES:**
- ALL RADII SHALL BE 3'-0" UNLESS OTHERWISE NOTED.
 - ALL DISTURBED AREAS SHALL HAVE 4" MIN. OF TOPSOIL AND SEED. FOR DISTURBED AREAS WITHIN NYS DOT R.O.W. DISTURBED AREAS SHALL BE RESTORED USING ITEM 610.1402 - TOPSOIL ROADSIDE AND ITEM 610.1602 - TURF ESTABLISHMENT.
 - ALL DIMENSIONS FROM PROPERTY LINES SHALL BE MEASURED PERPENDICULAR TO THE PROPERTY LINE.
 - CENTER ENTRANCE SIDEWALKS ON DOOR OPENINGS.
 - BUILDING DIMENSIONS ARE APPROXIMATE. REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.
 - ALL HANDICAP RAMPS AND/OR SIDEWALKS FLUSH TO PAVEMENT SHALL HAVE ADA COMPLIANT TACTILE WARNING STRIPS WHERE ENTERING PARKING AREAS/DRIVEWAYS.
 - KNOX KEY BOX TO BE INSTALLED TO ALLOW FIRE DEPARTMENT ACCESS TO BUILDING KEYS. LOCATION TO BE COORDINATED WITH OWNER AND TOWN.
 - ALL EDGES OF PAVEMENT SHALL BE CURVED.
 - ALL SIDEWALKS ARE 5' WIDE UNLESS OTHERWISE NOTED.
- GENERAL NOTES:**
- INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
 - SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
 - WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
 - VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER & ENGINEER OF DISCREPANCIES IN CONDITIONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
 - CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO SATISFACTION OF OWNER.
 - CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THIS WORK WILL NOT DISTURB EXISTING LINES AND/OR INSTALLATIONS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
 - ALL OTHER PERMITS REQUIRED BY STATE OF NEW YORK, COUNTY OF ERIE, AND TOWN OF CLARENCE ARE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER/OWNER.

SITE LEGEND

PROPERTY LINE	---
PROPOSED CURB	=====
PROPOSED SIDEWALK / CONCRETE PAD	-----
NUMBER OF PARKING SPACES	(27)
PROPOSED SIGN	●
PROPOSED ASPHALT PAVEMENT	▒

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD MORRIS, D.P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

CARMINA WOOD DESIGN

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Buffalo, New York 14203
Phone: (716) 842-3165

Proposed Warehouse Bldg

10151 Main Street (NYS Rt 5)
Town of Clarence, New York, 14031
SBL No. 72.01-3-1.1

REVISIONS:	No.	Description	Date

DRAWING NAME:
Site Plan

Date: 9/7/22
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.:
C-100

Project No: 21.275