

FOR SALE

130 WEST AVE, ALBION, NY 14411

Caliber
Commercial Brokerage



11,095 +/-
SF AVAILABLE



9,103
VEHICLES PER DAY



\$299,900
LIST PRICE

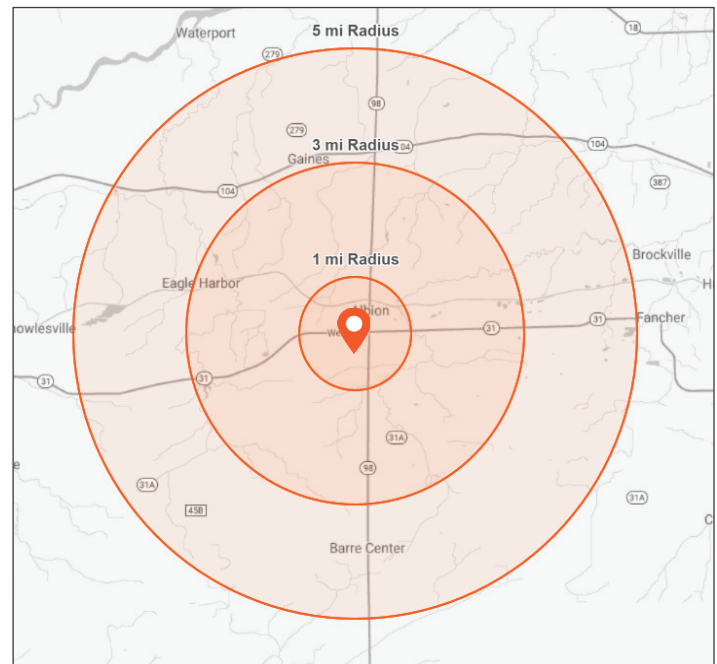
PROPERTY HIGHLIGHTS

Caliber Commercial Brokerage is pleased to represent this well-positioned 11,095 +/- sf / 0.9 acre commercial property on West Avenue in Albion, NY.

- Great development site
- Located next to Taco Bell & McDonald's
- All utilities on site

OFFERING SUMMARY

Size	0.9 Acres/ 11,095+/- SF
Traffic Counts	West Ave: 9,103/ vpd S Main St: 10,054 / vpd
Price	\$299,900



NEARBY RETAILERS

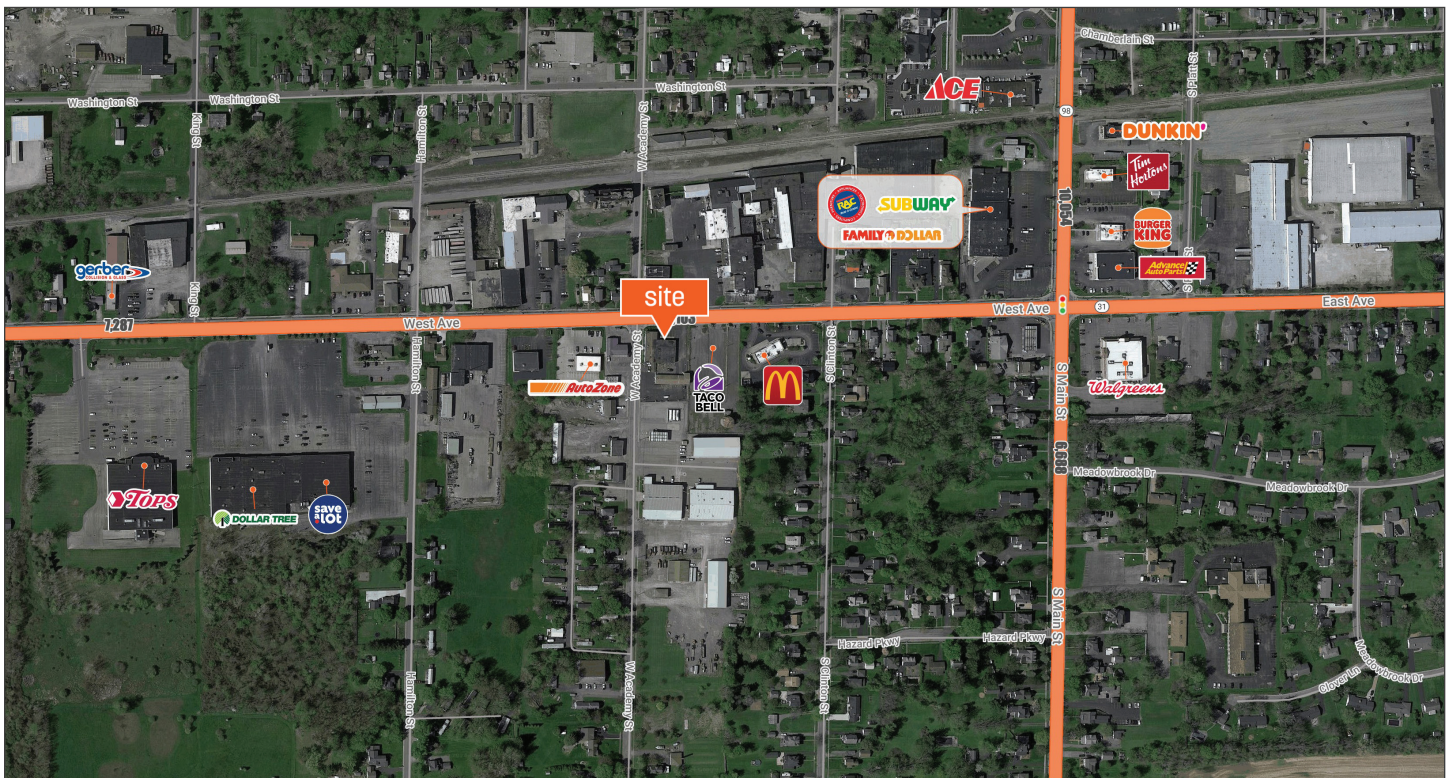
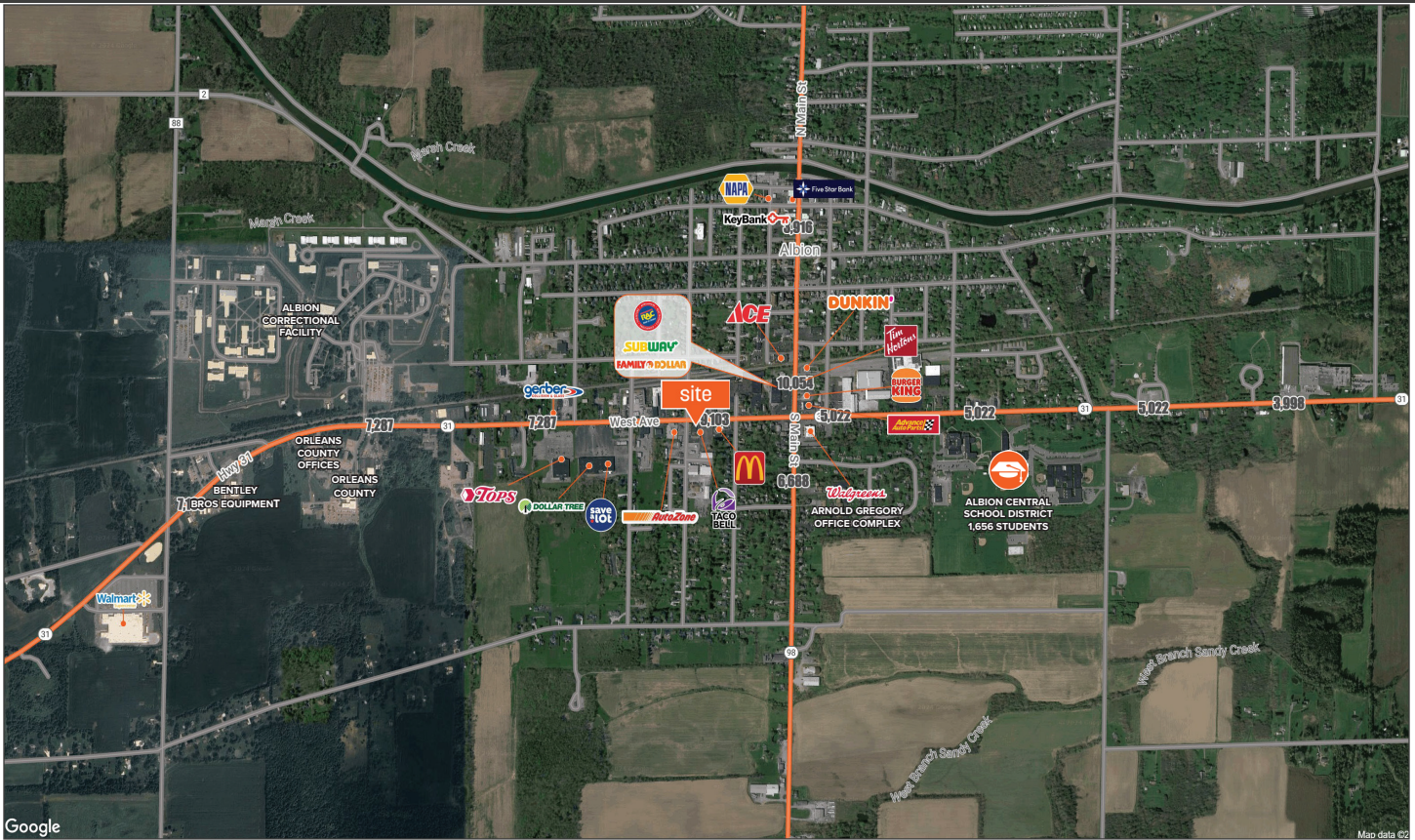


DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	4,739	8,652	10,895
Median HH Income	\$48,376	\$48,210	\$51,518
Households	1,878	3,289	4,219
Employees	2,639	3,523	3,848

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