

# 111 N. 2nd Street

Olean, New York 14760

67,543 SF industrial building on a combined 1.44 AC site available for purchase in Olean, New York. The property features three floors plus a basement, ten (10) dock doors, one (1) grade door, and a fenced parking lot for 18 cars.

\$1,800,000



**111 N. 2nd Street**  
 Olean, New York 14760

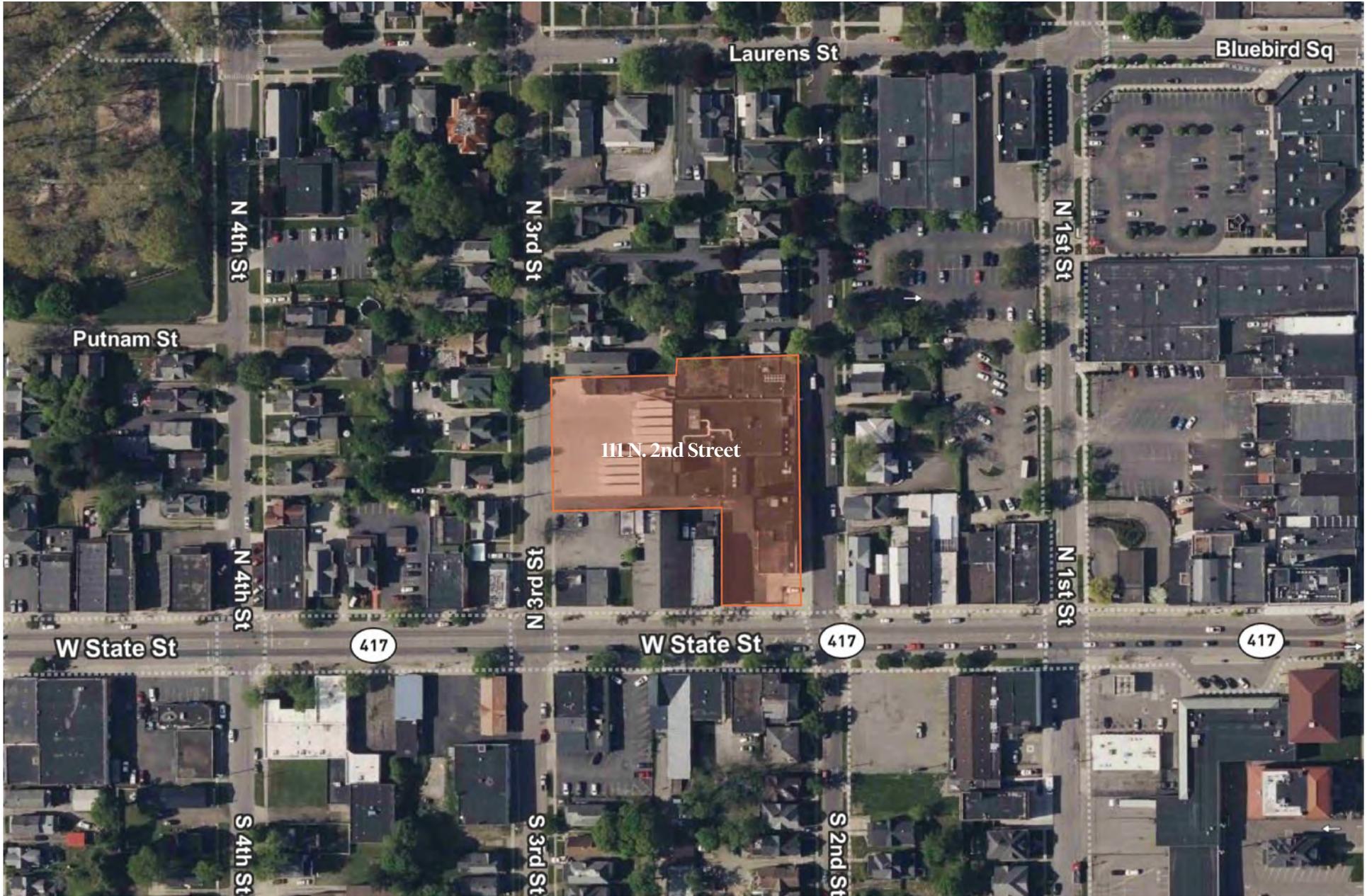
For Sale

**Property Highlights**

- + 67,543 SF multi-story industrial building on a combined 1.46 AC site
- + Property includes a surface parking lot (30'x158') with 18 spaces
- + Dock Doors: 10
- + Grade Doors: 1
- + Power: 480V
- + Wet Sprinkler System
- + Zoning: General Commercial
- + Capital Improvements include recent work on the roof, freight elevator, boiler, and exterior paint
- + Taxes: \$0.71/SF
- + 1.8 mi. to I-86/Southern Tier Expressway
- + Olean's major employers include: Cutco Corporation, Dresser-Rand, Eaton-Cooper Power Systems, Elantas, SolEpoxy, St. Bonaventure University, Intandem, Olean General Hospital
- + Located 51 mi. east of Jamestown and 74 mi. south of Buffalo



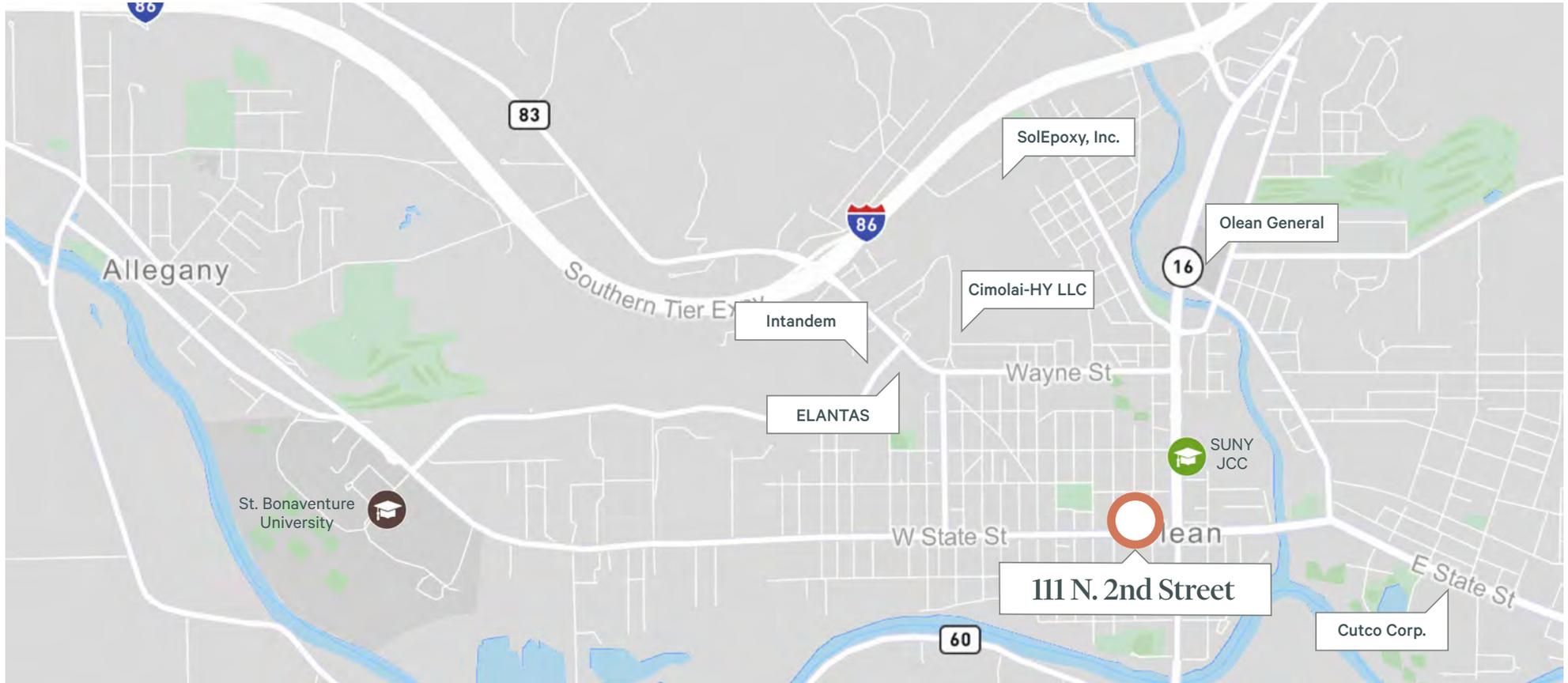
Area Demographics	1 mi.	3 mi.	5 mi.
Total Population	10,259	18,208	23,492
Avg. Household Income	\$63,512	\$76,113	\$80,093



**111 N. 2nd Street**

Olean, New York 14760

For Sale



## Contact Us

### Lida Eberz

Lic. Real Estate Salesperson  
+1 716 855 3700 x 8708  
lida.eberz@cbre-buffalo.com

### Tom Roberts

Lic. Real Estate Salesperson  
+1 716 855 3700 x 8707  
tom.roberts@cbre-buffalo.com

### CBRE Upstate NY

500 Seneca Street. Ste. 507  
Buffalo, New York 14204  
+1 716 855 3700

© 2024 CBRE Upstate NY, part of the CBRE Affiliate Network. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE Upstate NY and the CBRE Upstate NY logo are service marks of CBRE Upstate NY. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE Upstate NY. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

[www.cbre.com/buffalo](http://www.cbre.com/buffalo)

**CBRE Upstate NY**  
PART OF THE AFFILIATE NETWORK