



FOR SALE

6948 Cato Street

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Pavilion, NY 14525

PROPERTY TYPE

Office/Retail

BUILDING SIZE

4,502 SF

SALE PRICE

\$350,000

PROPERTY HIGHLIGHTS

- Two stories with adaptable interiors
- Built in 1920, offering historic charm with modern functionality
- Highly visible corner location in the center of Pavilion
- Only bank branch in the area, creating a uniquely strong local presence
- Approx. 50 miles to Buffalo, 34 miles to Rochester, 12 miles to Batavia, 2 miles from Route 20
- Quaint, small-town setting with strong community character
- Backup generator included for operational reliability
- Well suited for conversion to office/residential

For more information, please contact:

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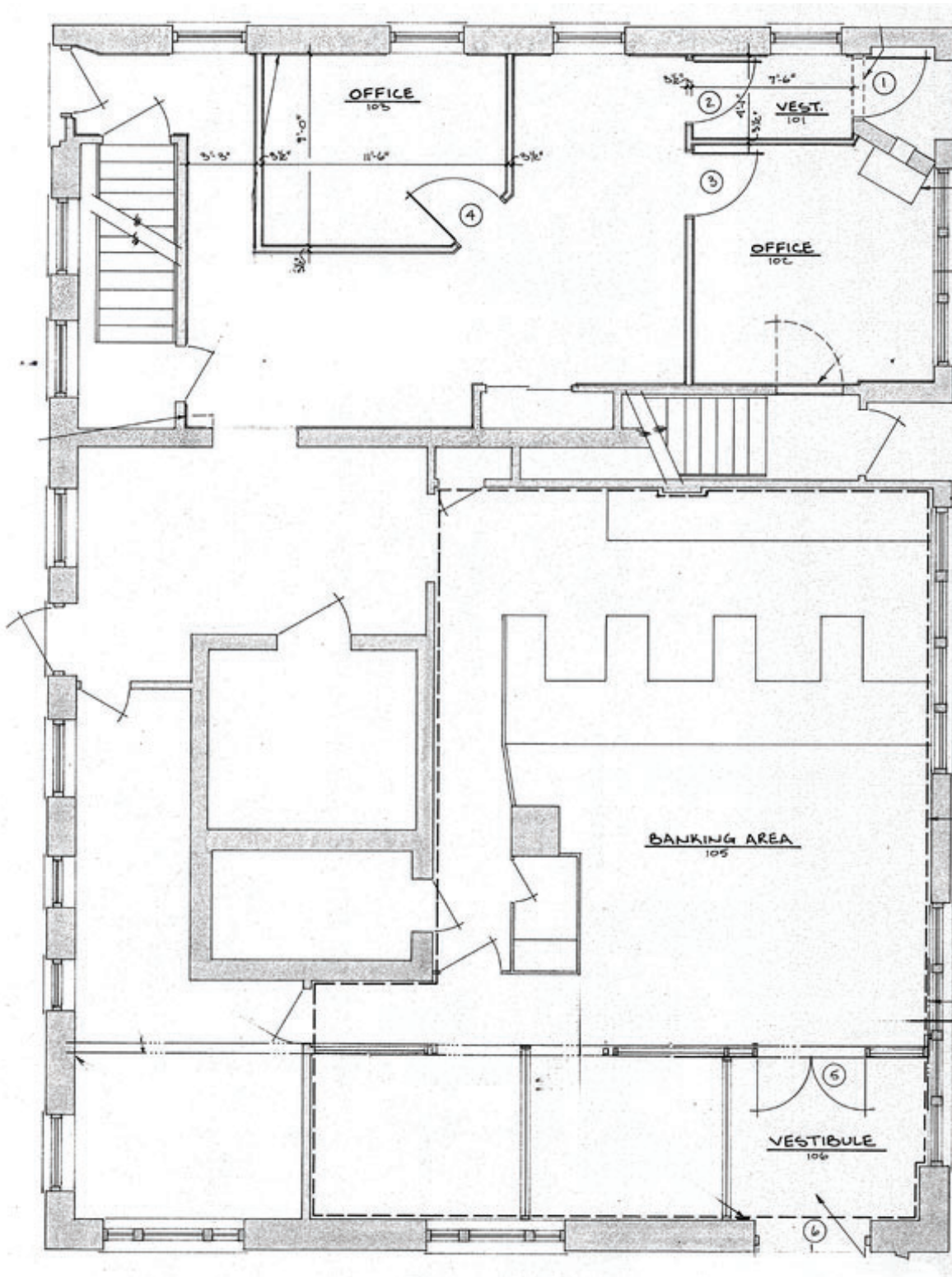
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Buffalo, NY 14202



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NEWMARK
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FIRST FLOOR



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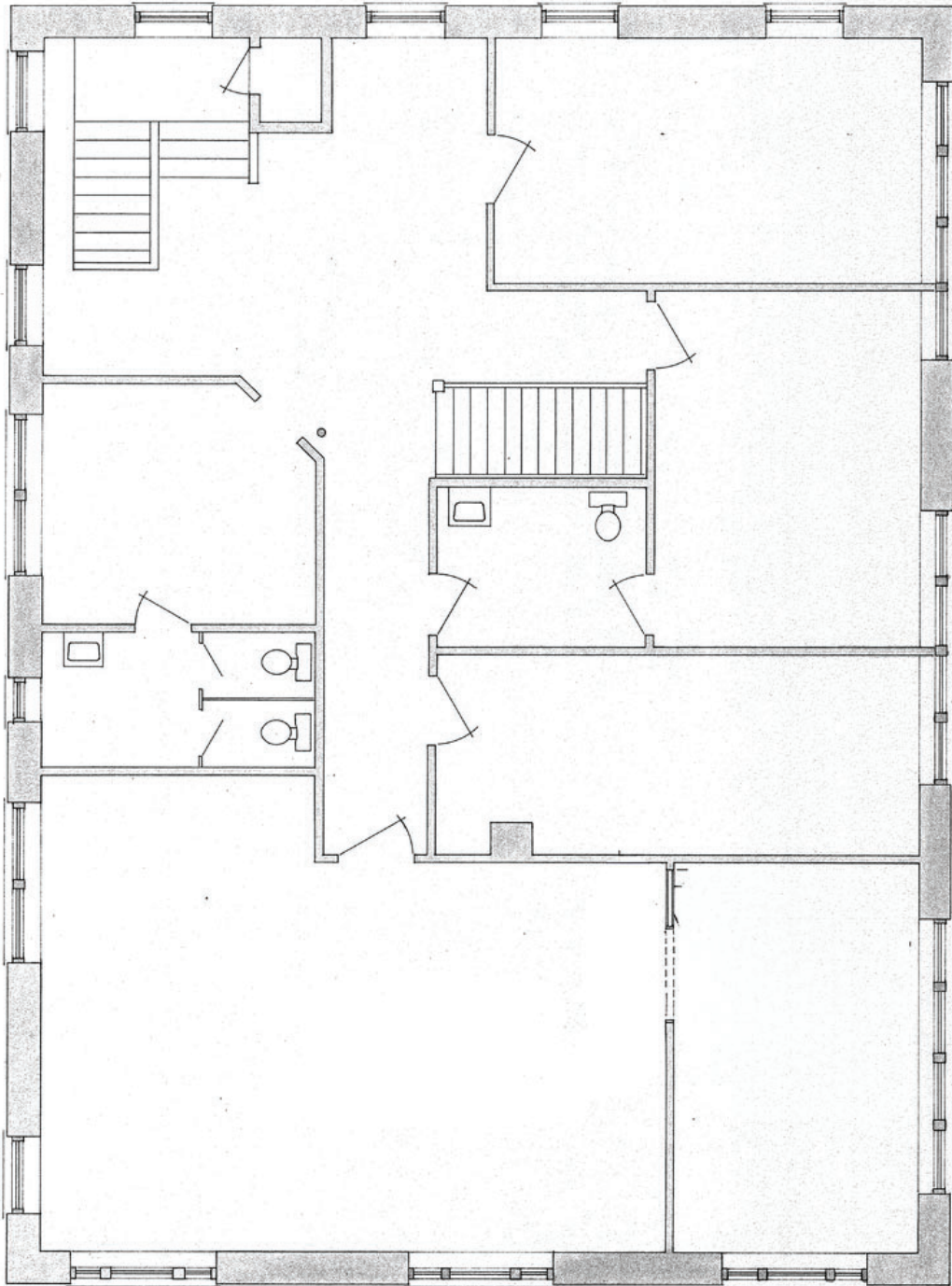
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SECOND FLOOR



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