

FOR SALE

5474 Transit Road & 307 Bellevue Avenue
Depew, New York



Pink Fountain Motor Inn & House

5,748 ± SF Investment Opportunity For Sale

Building Features

Building Sizes	4,416 ± Sq. Ft. & 1,332 ± Sq. Ft.
Lot Size	0.63 ± Acres

Property Highlights

- Income/investment opportunity
- 4,416 ± SF 14-suite motel with office
- 1,332 SF ± house with garage
- Easily accessible location on Transit Road between Broadway & Walden Avenue
- 140' frontage on Transit Road with high traffic counts (28,171 AADT)
- Ideal for: redevelopment, income/investment

Contact

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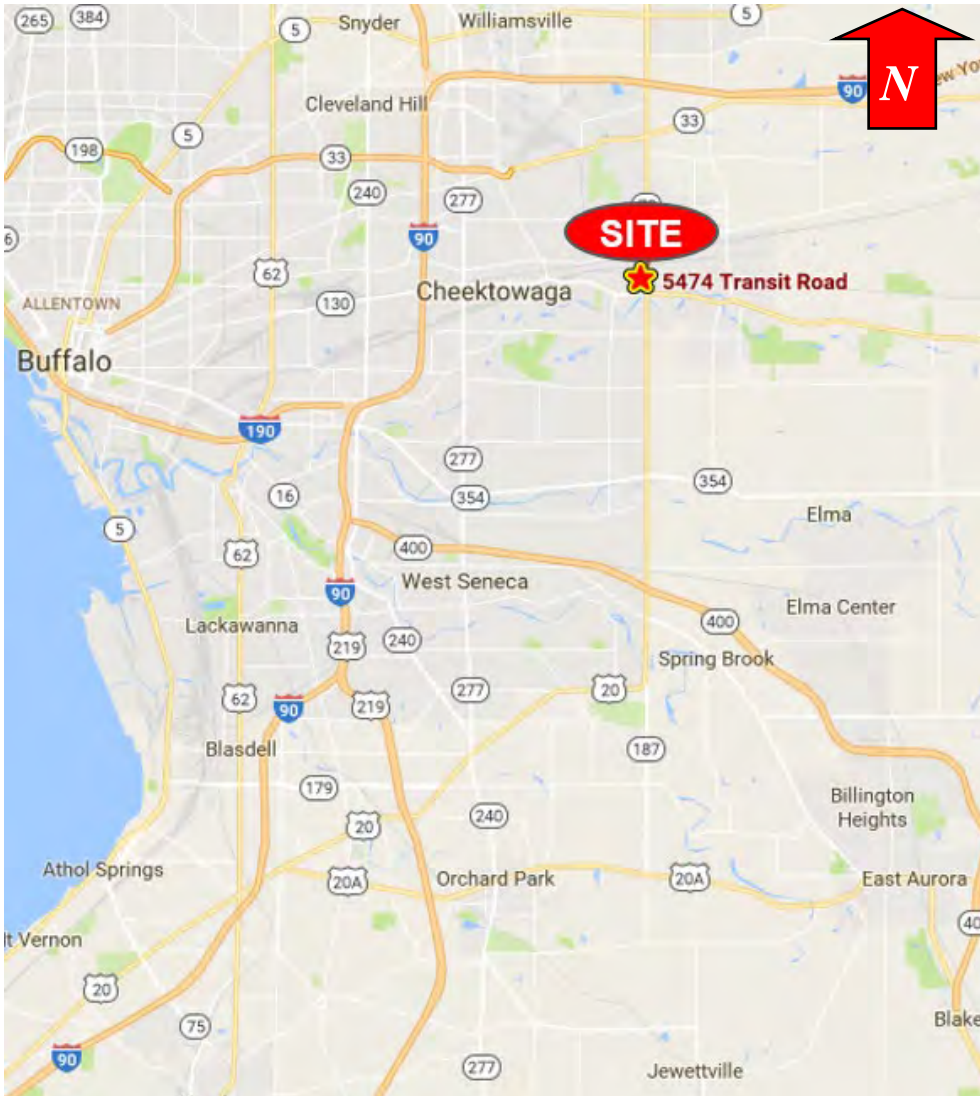
Demographics	1 Mile	3 Miles	5 Miles
Population	8,123	69,834	148,473
Average H.H. Income	\$85,078	\$100,925	\$100,308

Source: ESRI Business Analyst 2024

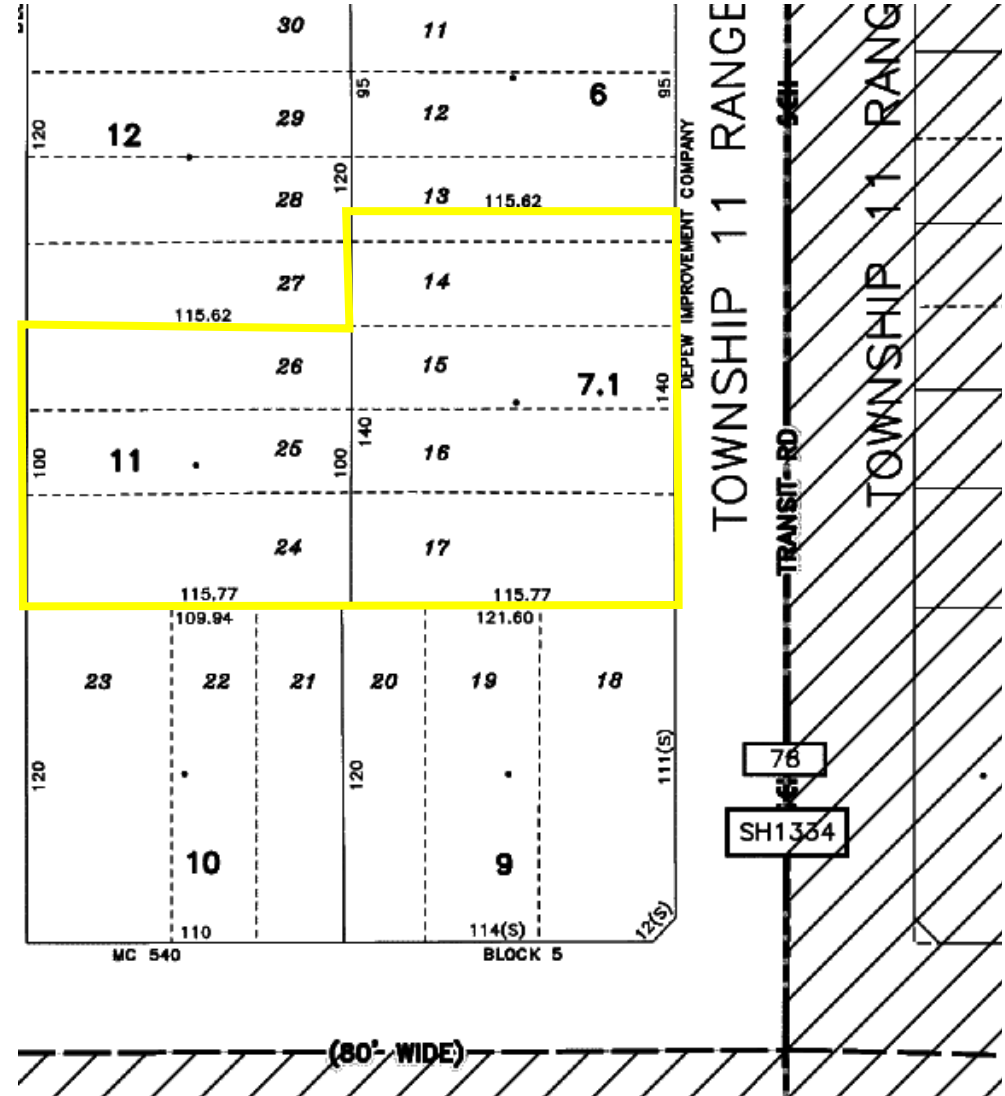
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Location Map



Tax Map

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Aerial