



MLS#: **B1628778** Commercial/Industrial **A-Active**
13394 Broadway St List Price: **\$1,975,000**
County: **Erie** Zip: **14004** Acres: **1.90**
Town/City: **Alden** Pstl City: **Alden** Cross St: **Westcott Ave**
Area #: **Alden-Village-142001**
Village: **Alden-Village** Lot Front: **150**
Subdivision: **Holland Land Company's Su** Lot Depth: **301**
TxMap#: **142001-108-200-0008-020-100** Lot Shape: **Irregular**
Addl TxMap#: Lot #: **20**
City Nghbrhd: Gr SqFt: **9,000**
School Dist: **Alden** Trans Type: **Sell**
High School: Year Built: **2016**
Middle School: Yr Blt Desc: **Existing**
Elem School: # Photo: **32**

General Information

Category: **Business Opportunity, Commercial** Tot Units: Office SqFt: **500**
Sale Incl: **Land, Building and Business** # Stories: **1.0** Manuf SqFt:
Type Bldg: **Building Trade, Business Services, Personal** # Bldgs: **2** Res SqFt:
Services, Retail, Shopping, Warehouse,
Wholesale
Bus Name: Franchise: **No** Retail SqFt: **8,000**
Bus Type: **Retail** Avail Prkg: **14** Leased SqFt:
Elec Svc: Mx Ceil Hgt: Whrse SqFt: **3,200**
Prop Use: **Conforming** Mx OH Dr: Vacant SqFt:
Location: **Business District, Freestanding** On Wtrfrt: **No**
Floor: Name:
Parking: **14** Basement: **None**
Zoning: **C1I** Loading: **Drive In Doors**
Water Related Features:
Public Remarks: **Incredible retail building and business on 1.9 acres. Main building built in 2016 includes almost 9,000 sq ft of open retail space, 2 bathrooms, breakroom/kitchen, office, and storage with 3 over head doors. 3 furnaces and AC units. Whole building generator March 2025. New 40x60 pole barn built in 2024. This business is included in the sale and grosses \$1.2m per year. Large supplier contracts with Target, Macy's and others. Retail also offers 10-15% consignment at over 150% profit. Average demographic of customer is 80% women ages 20-50. POS through Shopify. There is a roadmap to success and the owner will train. Available opportunity to grow via Google SEO and online sales. Sale includes all FF&E to operate the business from day one (forklift, supplies, office equipment, security system with cameras, etc). Inventory valued at \$60-\$100k and is negotiable. A buyer interview and NDA is required. Please do not visit the location without an appointment.**

Unbranded VT:
Aerial Drone Video:
Virtual Tour 3D:

Directions:

Lease Information

Utilities Information

HVAC Type: **AC-Central, Forced Air** Sewer/Water: **Public Sewer Connected**
HVAC Fuel: **Gas** Boiler Type:
Electric: **Connected** Insulation: **Fiberglass Insulation, Spray Foam Insulation, Other**
Energy Eqpt: **None** Septic Location:
Type of Well: Well Location:
Grn Bld Vr Type:
Grn Indoor Air Q:
Grn Water Cnsrv:

Additional Information


Living Qtrts: **No**
Available Docs: **Aerials, Certificate Of Occupancy, Survey**
Bldg Misc: **Furniture/Equipment, Pallet Storage, Restroom - Office, Restroom - Public, Security Service, Shelving**
Public Trans: **Less Than 1 Mile**
Total # Residential Units: Constr Mtrls: **Frame, Metal**
Studio: Docks: Yrs Estb: **10** Roof: **Metal**
1 Bed: Rooms: Seat Cap: Accessibility: **32 Inch Doors - some, Built to ANSI standards, No Step Entry**
2 Bed: Trk Bays:
3 Bed: Employees:9 Seller Desires:

Financial Information

Possible Fin: **Cash, Commercial Loan, Owner** Type of Sale: **Normal**
1st Mtg Bal: **\$0** Equity: **\$1,975,000** Town/Cnty Tax: **\$2,097**
2nd Mrt Bal: **\$0** Tax Info: City/Vil Tax: **\$2,336**
Assess Val: **\$305,000** School Tax: **\$5,709**
Gross Annl Inc: **\$1,200,000** Annl Spc Assess: **\$0** Total Taxes: **\$10,142**

Annl Op Exp: **545,000** Net Op Income: **644,858**
Inc/Exp Info: **May Show Books, Provided By Accountants, Provided By Owner, Tax Return**
Op Exp Incl: **Accounting/Legal, Advertising, Electric, Gas/Oil, Insurance, Payroll, Refuse, Repairs/Maintenance, Sewer, Snow Plow, Supplies, Utilities, Water, Workers Compensation**
Closed Date: Sale Price: DOM: **32**

Shannon L McNichol
NY Licensed R.E. Broker

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