



MLS#:	<b>B1628778</b>	<b>Commercial/Industrial</b>	<b>A-Active</b>
<u><a href="#">13394 Broadway St</a></u>			<b>\$1,975,000</b>
County:	<b>Erie</b>	Zip: <b>14004</b>	Acres: <b>1.90</b>
Town/City:	<b>Alden</b>	Pstl City: <b>Alden</b>	Cross St: <b>Westcott Ave</b>
Area #:	<b>Alden-Village-142001</b>		
Village:	<b>Alden-Village</b>		
Subdivision:	<b>Holland Land Company's Su</b>		
TxMap#:	<b>142001-108-200-0008-020-100</b>		
Addl TxMap#:			
City Nghbrhd:			
School Dist:	<b>Alden</b>	Gr SqFt:	<b>9,000</b>
High School:			
Middle School:			
Elem School:			
		Trans Type:	<b>Sell</b>
		Year Built:	<b>2016</b>
		Yr Blt Desc:	<b>Existing</b>
		# Photo:	<b>32</b>

## General Information

Category:	<b>Business Opportunity, Commercial</b>	Tot Units:	<b>500</b>
Sale Incl:	<b>Land, Building and Business</b>	# Stories:	<b>1.0</b>
Type Bldg:	<b>Building Trade, Business Services, Personal Services, Retail, Shopping, Warehouse, Wholesale</b>	# Bldgs:	<b>2</b>
Bus Name:		Franchise:	<b>No</b>
Bus Type:	<b>Retail</b>	Avail Prkg:	<b>14</b>
Elec Svc:		Mx Ceil Hgt:	
Prop Use:	<b>Conforming</b>	Mx OH Dr:	
Location:	<b>Business District, Freestanding</b>	On Wtrfrt:	<b>No</b>
Floor:		Name:	
Parking:	<b>14</b>	Basement:	<b>None</b>
Zoning:	<b>C1I</b>	Loading:	<b>Drive In Doors</b>
Water Related Features:			
Public Remarks:	<b>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&amp;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.</b>		

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 Qrts: **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:  
 Studio: Docks: Yrs Estb: **10** Constr Mtrls: **Frame, Metal**  
 1 Bed: Rooms: Seat Cap: Roof: **Metal**  
 2 Bed: Trk Bays: Accessibility: **32 Inch Doors - some, Built to ANSI**  
 3 Bed: Employees: **9** Seller Desires: **standards, No Step Entry**

## Financial Information

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

Ann 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**

MLS#: **B1628778**

**Nichol City Realty**



**5775 Broadway Lancaster, NY 14086**

Shannon L McNichol

NY Licensed R.E. Broker

Listing content is subject to copyright and license agreements, and may only be used as permitted by MLS rules, regulations, and policies. Listing content is not guaranteed accurate by the MLS Sunday, September 7, 2025