

NALMcGuire

For Sale

25,022± SF | 46.12± acres
A Horse Boarding Facility
\$1,490,000



2442 North Creek Road

Hamburg, New York 14085

Property Overview

2442 North Creek Road is a 46.12±-acre horse boarding and equestrian facility located in the Town of Hamburg, Erie County, New York, within the South Submarket of the Buffalo metro area. The property is improved with multiple barn structures totaling 25,022± square feet, including a large main barn, additional stables, and a therapy pool barn. The facility includes paddocks, an equicizer, and a half-mile training track and was operating at approximately 80% stall occupancy at the time of inspection. The site offers road frontage along North Creek Road, surface parking via stone driveways and yard areas, and is serviced by municipal water, electric, and private septic. Zoned Residential-Agricultural, the current equestrian use is legal and well suited for an owner-operator or specialty investor.

Offering Summary

Sale Price:	\$1,490,000
Building Size:	25,022 SF
Lot Size:	46.12 Acres

For More Information

Chadd Soto

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Property Highlights

- 46.12± acres (3 contiguous parcels)
- 25,022± SF of barn and support buildings
- Operating horse boarding facility
- ~80% stall occupancy
- Multiple barns, including therapy pool barn
- Equiciser, paddocks & training track
- 568± ft. of road frontage
- Surface parking (stone)
- Utilities: Municipal water, electric, private septic
- Zoning: Residential-Agricultural
- South Submarket | Hamburg, NY
- Special-purpose owner-user opportunity

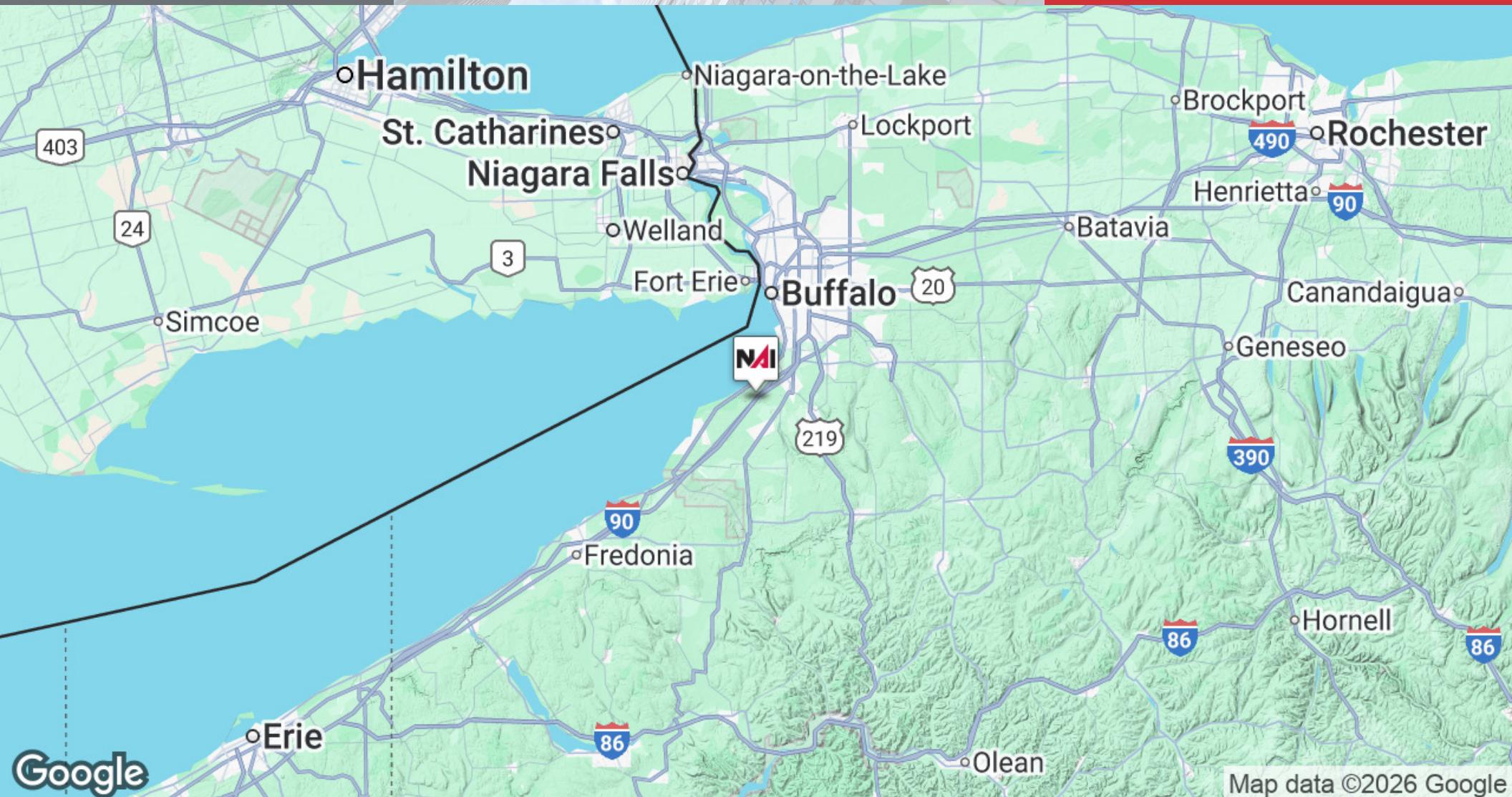
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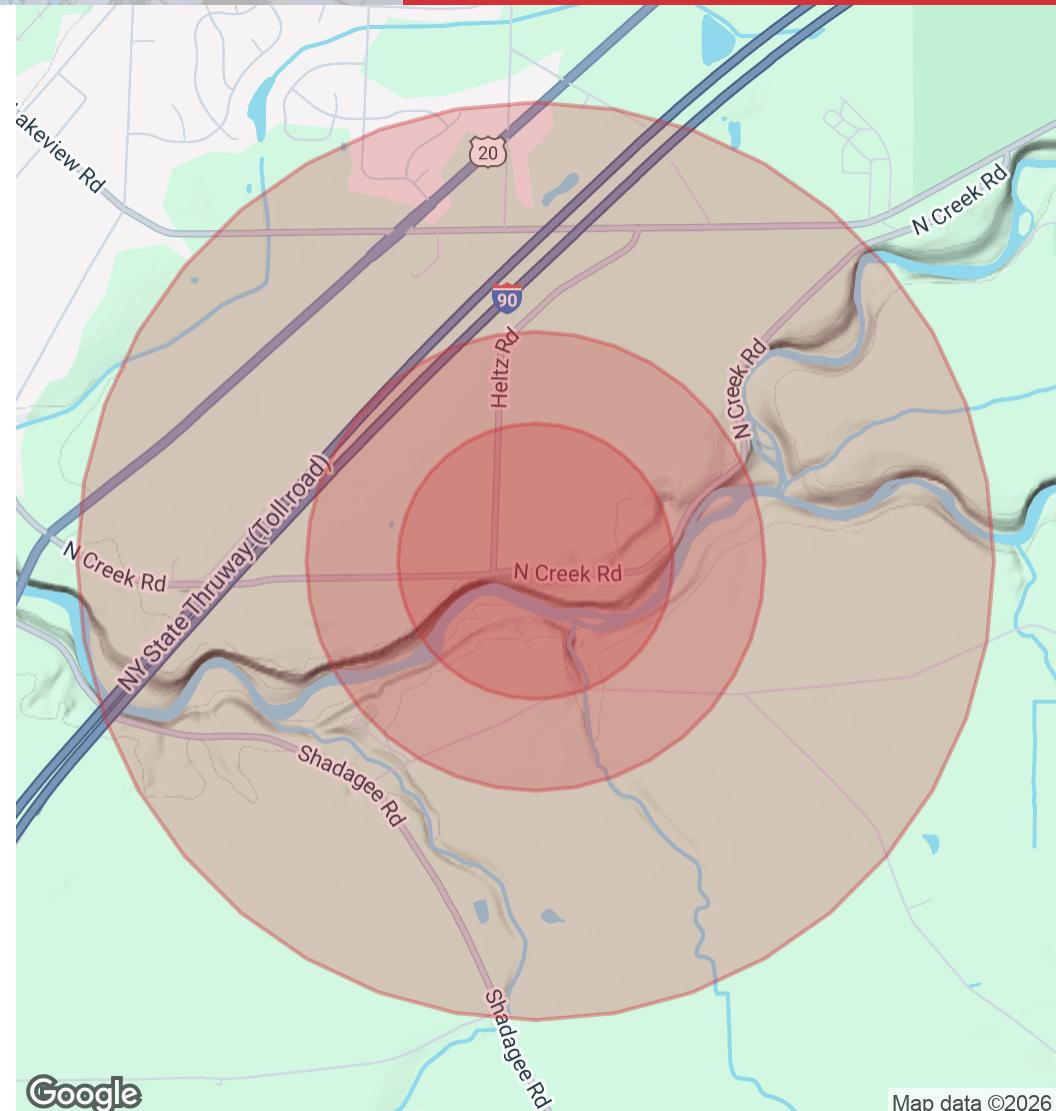
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	31	114	812
Average Age	45	45	41
Average Age (Male)	44	44	40
Average Age (Female)	45	45	42

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	12	45	291
# of Persons per HH	2.6	2.5	2.8
Average HH Income	\$117,852	\$119,686	\$129,574
Average House Value	\$358,126	\$358,044	\$350,864

Demographics data derived from AlphaMap



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Sale Price

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Location Information

Street Address	2442 North Creek Road
City, State, Zip	Hamburg, NY 14085
County	Erie
Market	Lake View
Sub-market	South Submarket
Cross-Streets	N Creek Road and Heltz Road

Building Information

Building Size	25,022 SF
Occupancy %	80.0%
Year Built	1940
Year Last Renovated	2019
Gross Leasable Area	25,022 SF
Construction Status	Existing
Framing	Wood frame and masonry construction across buildings
Roof	Corrugated metal roofs
Number of Buildings	5

Property Information

Property Type	Special Purpose
Property Subtype	Other
Zoning	R-A
Lot Size	46.12 Acres
APN #	194.00-6-33.1, 194.00-6-30, 194.00-6-29.1
Lot Frontage	568 ft

Property amenities include multiple barns totaling 25,022± SF, approximately 90 horse stalls, fenced paddocks, an equiciser, a half-mile training track, wash stalls, tack rooms, support areas, and a therapy pool barn. Additional amenities include surface parking via stone drive areas and ample open land supporting equestrian operations.

Amenities

Waterfront	No
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