



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

O: 716 574 5533
csoto@naimcguire.com

2442 North Creek Road, Hamburg, NY 14085

NAL McGuire

For Sale

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



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

2442 North Creek Road, Hamburg, NY 14085

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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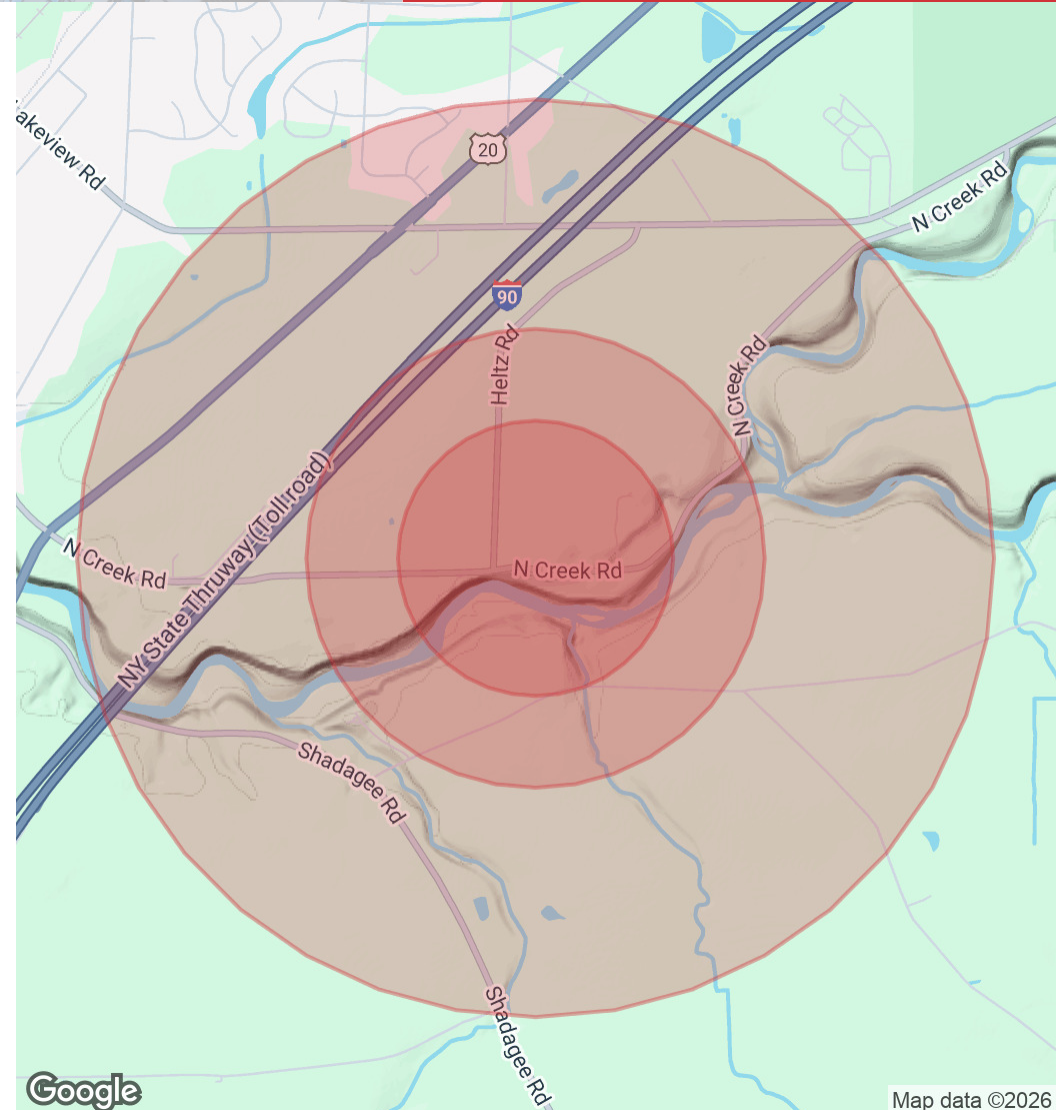
Population

	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



2442 North Creek Road, Hamburg, NY 14085



For Sale

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

Sale Price

\$1,490,000

Property Information

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 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
Amenities	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.
Waterfront	No

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NAL McGuire

For Sale

23,022± SF | 40.12±
acres A Horse
Boarding Facility
\$1,490,000



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NAL McGuire

For Sale

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



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