

7,200+/- SF Commercial Building

3944 Broadway, Depew, NY 14043



OFFERING SUMMARY

Sale Price:	\$895,000
Lot Size:	0.77 Acres
Year Built:	1998
Building Size:	7,200 SF
Price / SF:	\$124.31

PROPERTY OVERVIEW

Exceptional opportunity to acquire a well-maintained commercial building positioned on a high-traffic corner in the heart of Depew. The property offers strong visibility, convenient access, and flexible space ideal for automotive, retail, service, fitness, or light industrial users. Currently 1,800 ± SF is leased by Gym Tenant. Available Space: Approx. 5,400 ± SF, Includes four (4) drive-in car bays and office area included. The flexible layout makes the property well-suited for owner-users or investors seeking income with upside through lease-up of the remaining space. With approximately 75% of the building available for occupancy, this property provides flexibility for an owner-user while maintaining supplemental income from the existing tenant. The strong corner positioning enhances long-term value and leasing potential.

LOCATION OVERVIEW

Convenient access to the nearby Village of Lancaster and the Walden Galleria, this location provides an exceptional advantage for attracting a steady stream of foot traffic.

PROPERTY HIGHLIGHTS

- High-visibility corner location
- Excellent access to major roadways
- Block construction
- Drive-in bays ideal for automotive or service uses
- Income in place with additional lease-up potential



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ADDITIONAL PHOTOS

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