

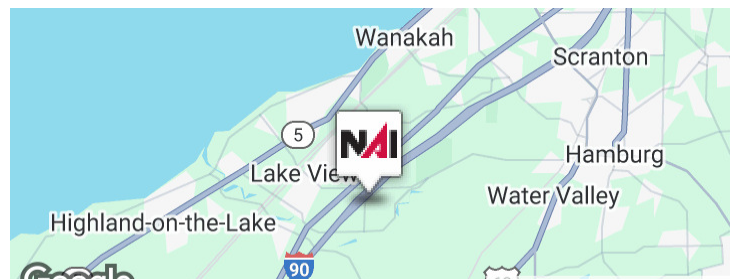


6765 Heltz Road

Lake View, New York 14085

Property Overview

Hamburg Airport (4G2) is a 27.03±-acre public-use general aviation airport located in the Town of Hamburg, Erie County, NY, just south of Buffalo. The property features a 2,465' x 30' asphalt runway, helicopter pad, and 20,584± SF of hangar space across three shared hangars and five individual hangars. Improvements include paved aircraft aprons, tie-downs, exterior lighting, and an on-site aircraft fueling station. Hangar A contains office space and a one-bedroom apartment, allowing for on-site management or supplemental income. The site offers multiple road frontage, primary access from Heltz Road, and visibility from Interstate 90. The property is predominantly zoned R-A Residential Agricultural, with a 1.25±-acre C-2 General Commercial component. The airport is a legal, operating facility presenting an opportunity for an owner-operator, aviation user, or value-add investor.



Offering Summary

Sale Price:	\$525,000
Lot Size:	27.03 Acres

For More Information

Chadd Soto

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BROCHURE

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Location Information

Street Address	6765 Heltz Road
City, State, Zip	Lake View, NY 14085
County	Erie
Market	Hamburg
Sub-market	South Submarket
Cross-Streets	Heltz Road and Lakeview Road

Building Information

Tenancy	Single
Year Built	1955
Gross Leasable Area	20,584 SF
Construction Status	Existing
Roof	Metal
Number of Buildings	8
Foundation	Slab

Property Highlights

- 27.03± acres | Public-use general aviation airport (4G2)
- 2,465' asphalt runway + helicopter pad
- 20,584± SF of hangar space (3 shared, 5 individual)
- Fueling station on site
- Office space + 1-bedroom apartment
- Multiple road frontage with I-90 visibility
- Zoning: R-A with 1.25± acres C-2 Commercial
- Owner-user or value-add investment opportunity

NALMcGuire

For Sale

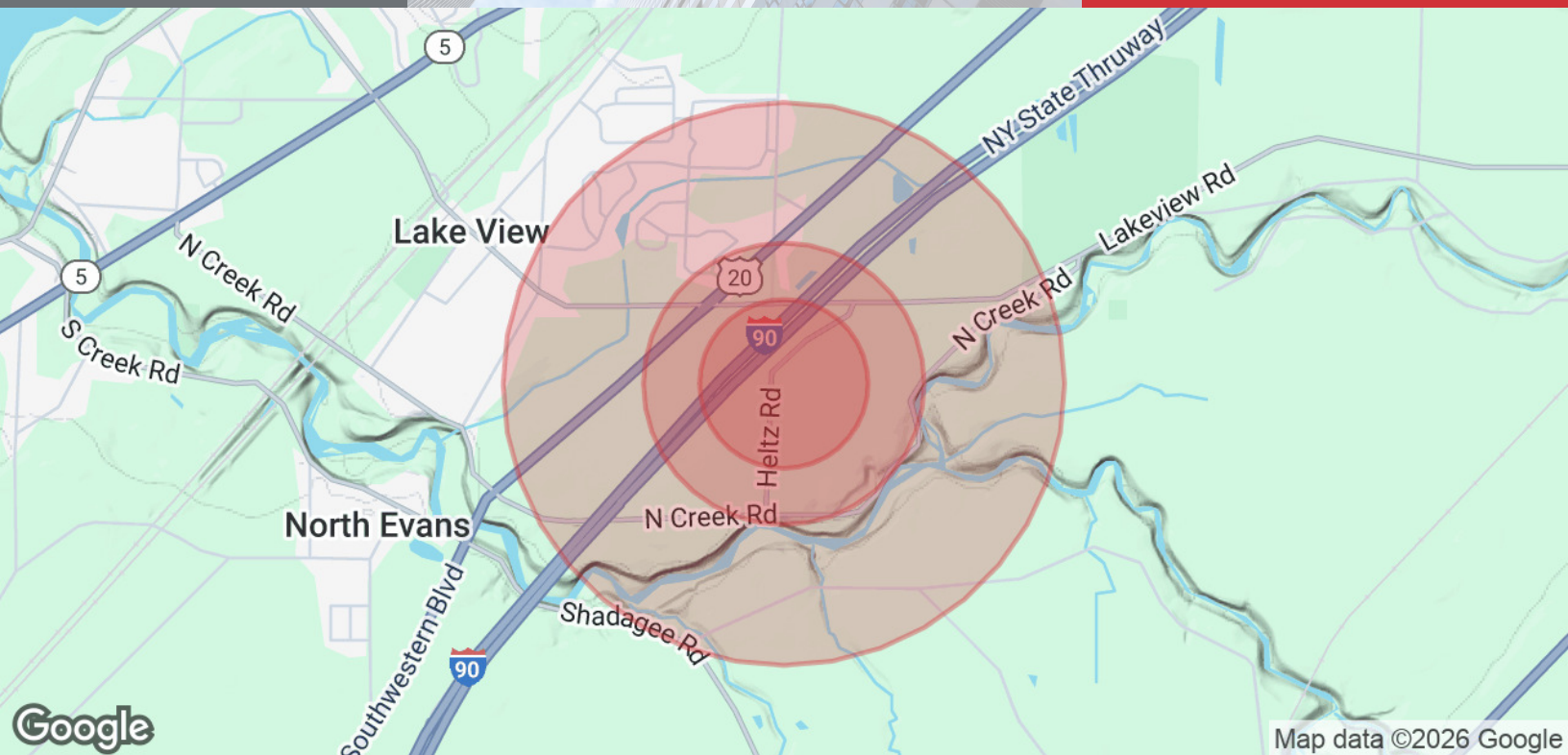
Hamburg Airport
27.03 acres | \$525,000



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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	28	245	2,043
Average Age	45	42	38
Average Age (Male)	45	41	38
Average Age (Female)	46	42	39

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	11	90	684
# of Persons per HH	2.5	2.7	3
Average HH Income	\$127,112	\$133,147	\$139,009
Average House Value	\$361,321	\$353,992	\$346,465

Demographics data derived from AlphaMap

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