

# SALE

991 MAPLE ST

991 Maple Street Billington Heights, NY 14059



## VIDEO

### PROPERTY DESCRIPTION

This fully equipped welding and fabrication facility in Elma, NY offers a rare turnkey investment with strong growth potential. Featuring advanced infrastructure, expansive acreage, and strategic access to key markets, it's ideal for investors seeking a high-capacity industrial asset with immediate cash flow and room to scale.

### PROPERTY HIGHLIGHTS

**BUILDING WAS BUILT IN 1994 AND WAS EXPANDED TO 49,135 SQ FT IN 2008. THE MAIN BAY HAS A 46' CEILING HEIGHT. THERE ARE (2) 10 TON OVERHEAD CRANES AND (3) 5 TON OVERHEAD CRANES, ALL WITH A 36" HOOK HEIGHT. THERE ARE 10 PRIVATE OFFICES WITH A DEDICATED CONFERENCE ROOM AND A RECEPTION/SHOWROOM.**

### OFFERING SUMMARY

Sale Price: \$7,900,000

Building Size: 49,135 SF

### DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	9	76	415
Total Population	23	188	1,023
Average HH Income	\$137,778	\$137,778	\$133,148

David Enos  
(585) 500-4599

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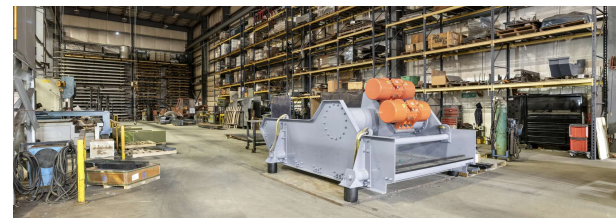
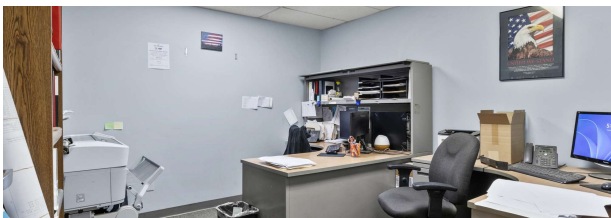
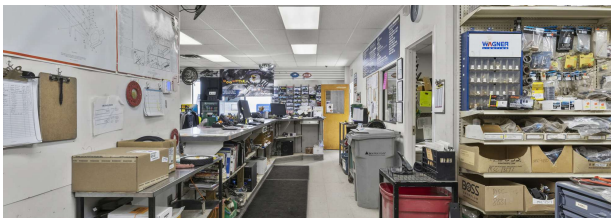
**COLDWELL BANKER  
COMMERCIAL**  
CUSTOM REALTY



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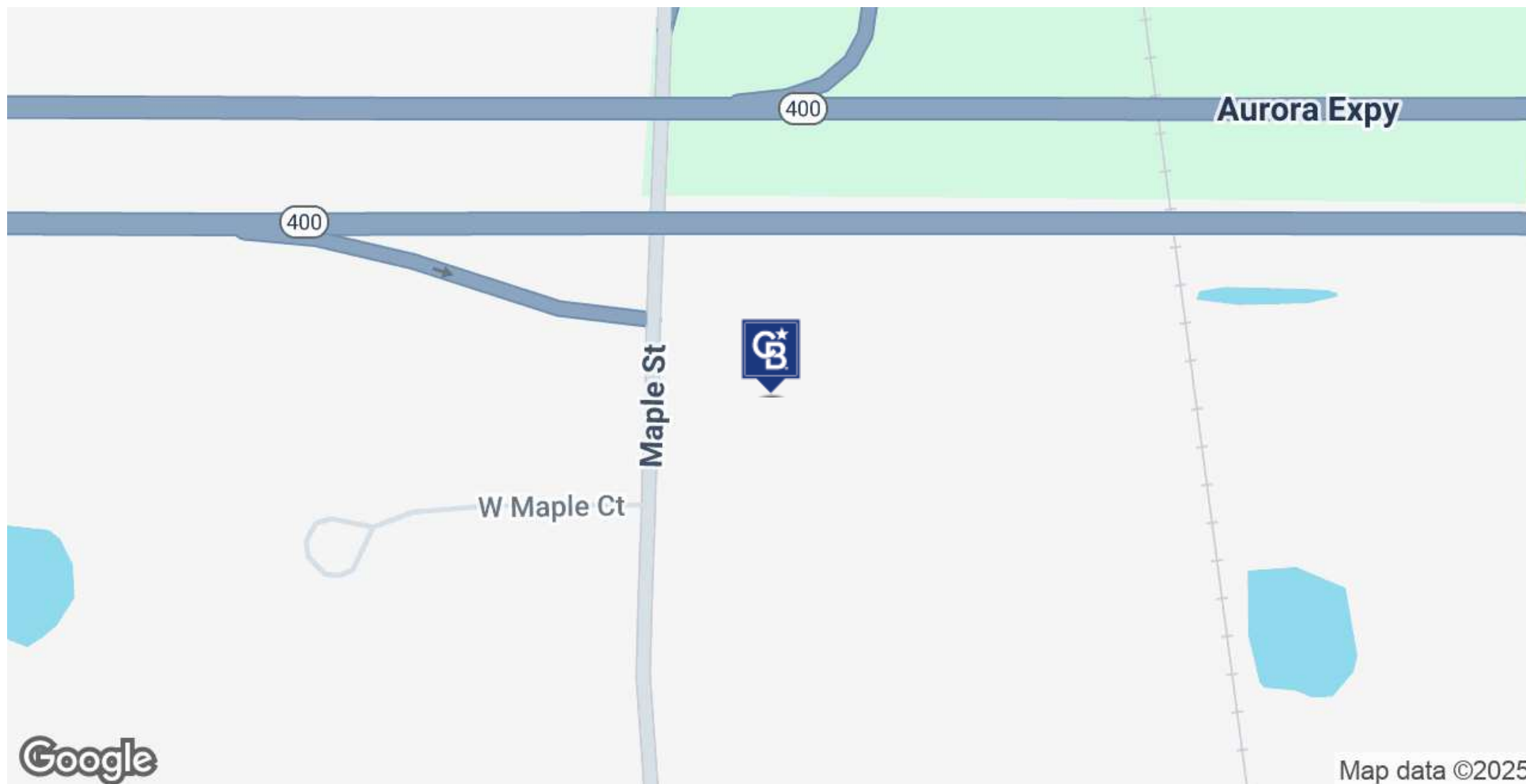


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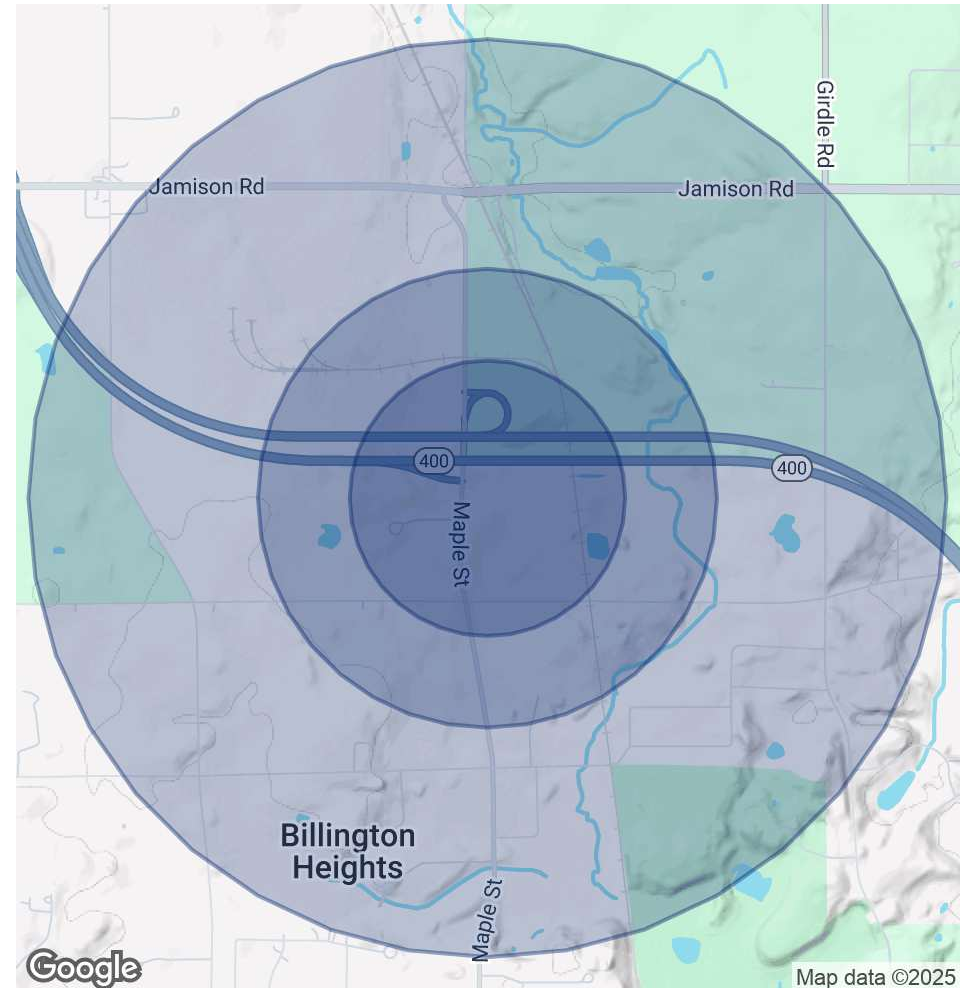
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	23	188	1,023
Average Age	47	47	47
Average Age (Male)	46	46	46
Average Age (Female)	47	47	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	9	76	415
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$137,778	\$137,778	\$133,148
Average House Value	\$478,534	\$478,534	\$472,396

Demographics data derived from AlphaMap



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