

27.5+/- Acres Vacant Industrial Land

11156 Walden Avenue , Alden, NY 14004



SALE PRICE

\$1,400,000

OFFERING SUMMARY

Lot Size:

27.5 Acres

PROPERTY OVERVIEW

Vacant industrial land available for sale. Currently has a newly built storage pole barn. Building is approximately 1,200+/- SF. 27.5+/- acres zoned M1 and R2. Located in the Town of Alden. Pre-approved for development from the Town of Alden for retail, office and warehouse buildings. Also approved for 100+/- storage units, SEQRA study is 100% completed. Previous plans are available upon request. Utilities located at Walden Avenue. 5+/- Acres fenced in and stoned for storage or parking another 5+/- Acres has crushed stone lot. Septic system will be installed by Spring to the existing building. Storm sewer is back 800' from Walden Ave with catch basins and front drainage ditch filled in. Approximately 15+/- acres of wetlands on rear section of property. All utilities available. Located on major thoroughfare to/from Buffalo, NY. Proximate to additional industrial developments and industrial parks. Also has available all as built plans and specs for a 60' x 100' steel building.



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PROPERTY SUMMARY

27.5+/- Acres Vacant Industrial Land

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LOCATION DESCRIPTION

Located just east of Towline Road and west of Genesee Street.

PROPERTY HIGHLIGHTS

- 27.5 +/- acres
- Storm sewer is back 800' from Walden Ave
- Great Location
- 347' Frontage : 2,683' Depth
- Stone road
- Site Cleared
- Approved for 100+/- Mini-Storage units
- Excellent Opportunity
- 18" Drainage in Fenced in area & at road per Town specs.
- Wetland Completed
- 100' ft of Depth - Zoned Light Industrial



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ADDITIONAL PHOTOS

27.5+/- Acres Vacant Industrial Land

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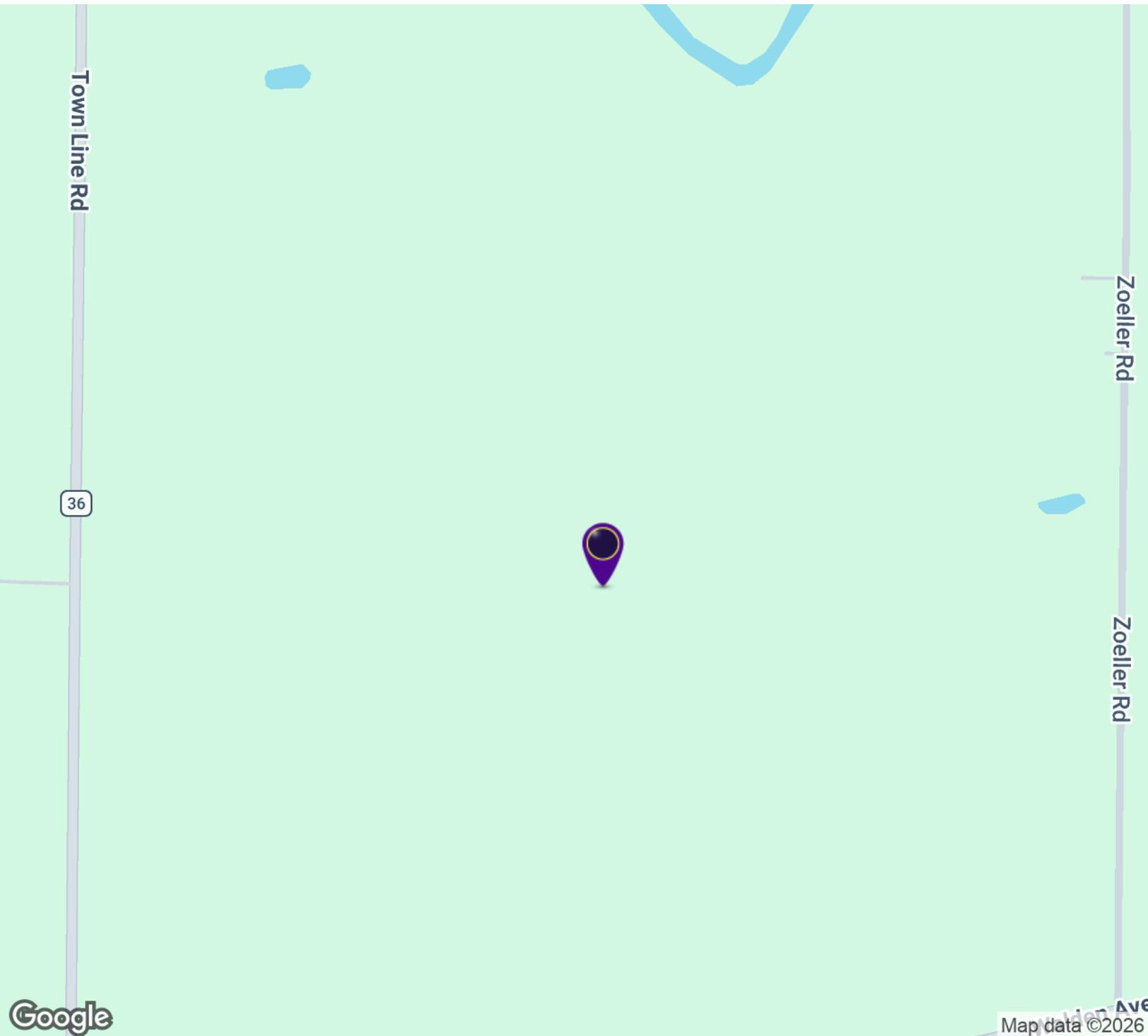
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LOCATION MAP

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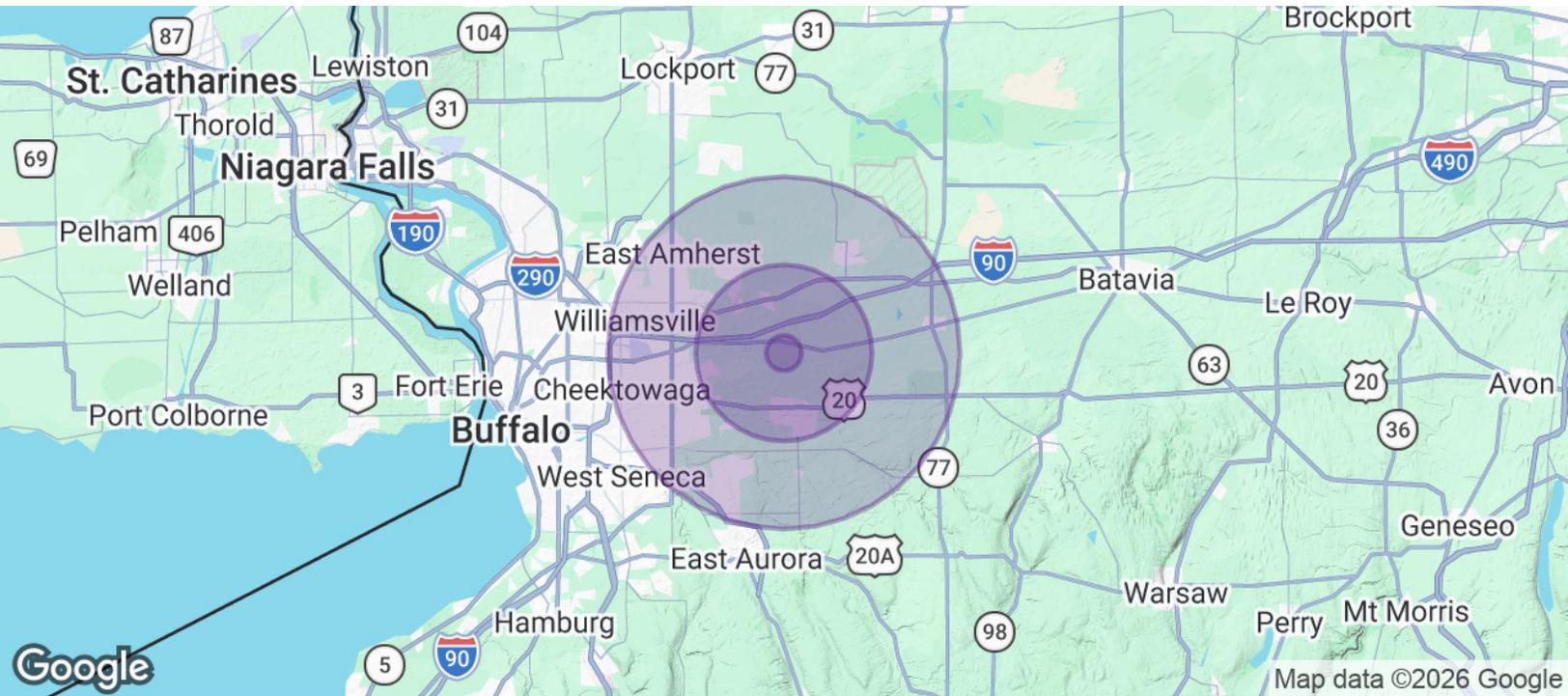


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	949	26,963	156,782
Average Age	46.4	44.4	42.3
Average Age (Male)	43.1	42.2	40.6
Average Age (Female)	51.1	47.3	44.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	256	9,458	59,762
# of Persons per HH	3.7	2.9	2.6
Average HH Income	\$77,145	\$82,119	\$78,061
Average House Value	\$235,113	\$219,287	\$178,148

2020 American Community Survey (ACS)



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