



NEWMAN PROPERTIES, INC

# For Sale

9120 Main Street, Clarence, NY 14031



## Property Overview

9120 Main Street offers a well-located commercial/light industrial property in Clarence, NY, combining functional warehouse space with office accommodations and room for expansion.

The property includes an 11,000 SF warehouse building (60' x 160') featuring clear span construction and a 20' ceiling height, allowing for flexible use across a variety of operations. The warehouse includes approximately 1,000 SF of mezzanine office space and is equipped with one loading dock and two (2) 12' x 12' overhead doors, providing efficient access for deliveries, storage, or light industrial use.

Additionally, the property includes a 2,000 SF office building (converted from residential use), suitable for administrative functions or potential separate use.

The site also features excess land for parking expansion or future development, offering added flexibility and long-term value. Annual property taxes are \$12,465.

For more information or showings call Tim Boyle 716-523-7323.

**FOR SALE**  
**\$975,000**

**TRAFFIC COUNT:**  
**13,000 AADT**

**PROPERTY ZONING:**  
**COMMERCIAL**

**Tim Boyle**

716-523-7323

tboyle@newcowny.com

**2101 Saint Rita's Lane**

Williamsville, NY 14221

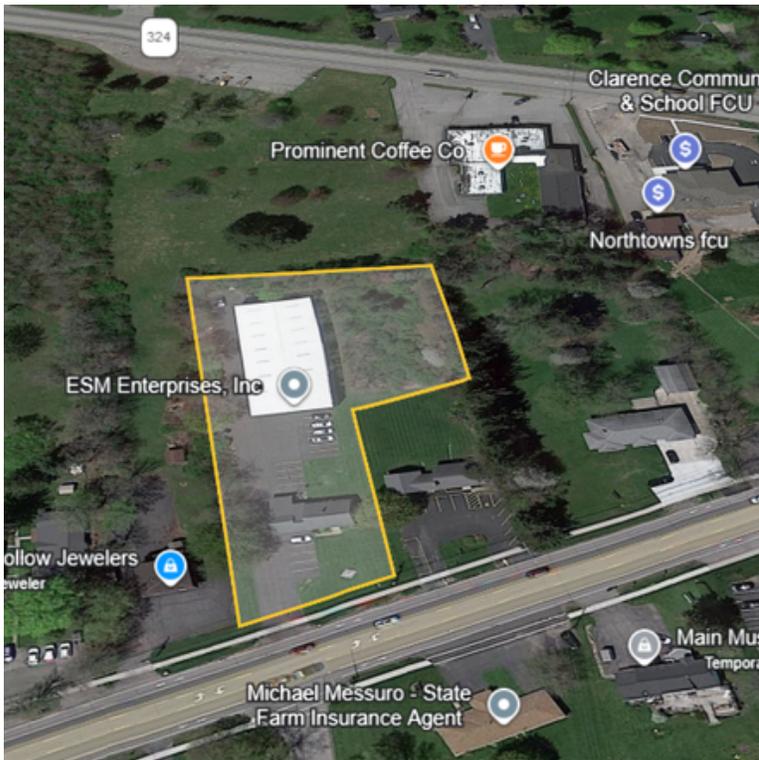
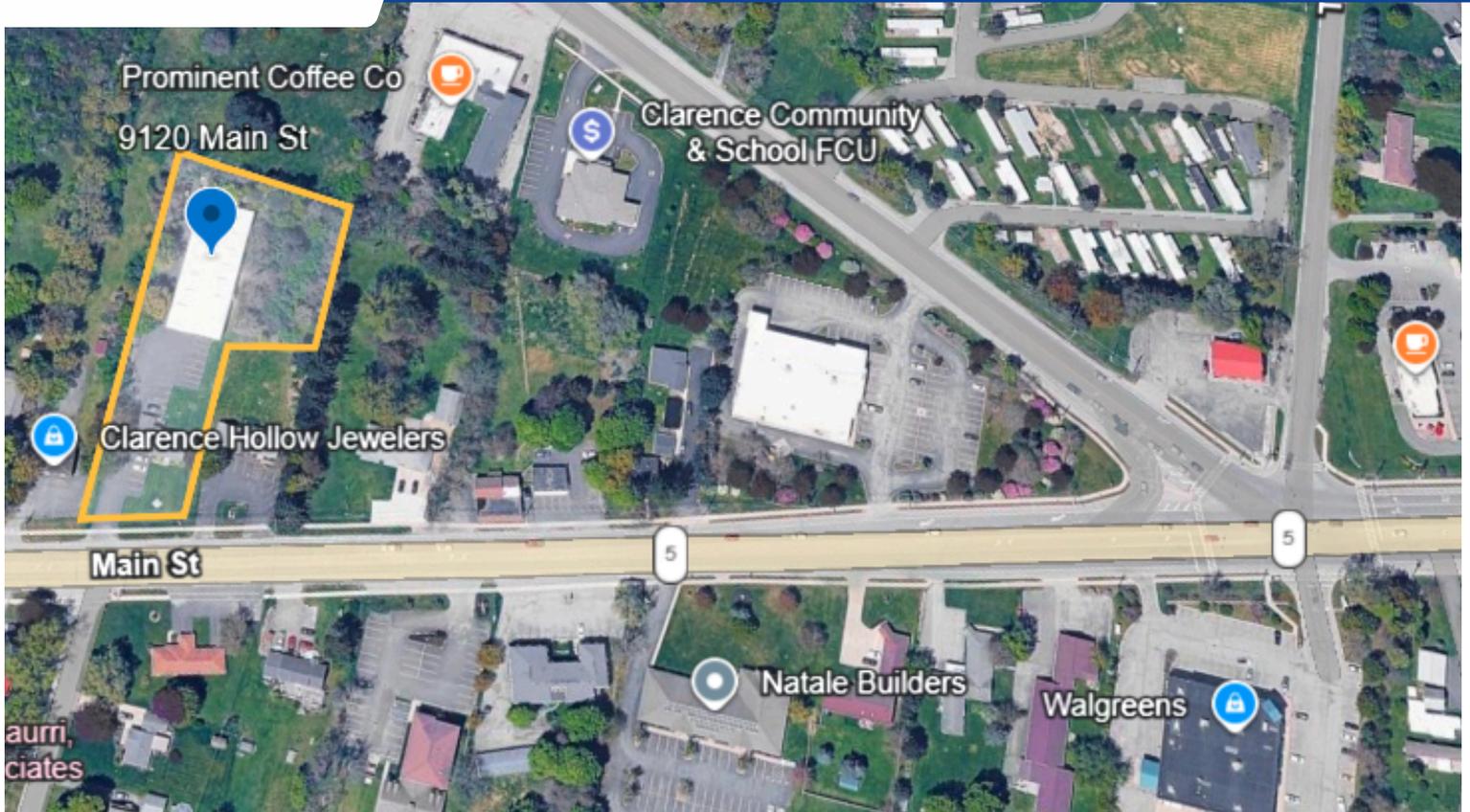
(O) 716-362-5050



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# Building Exterior

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# Building Interior

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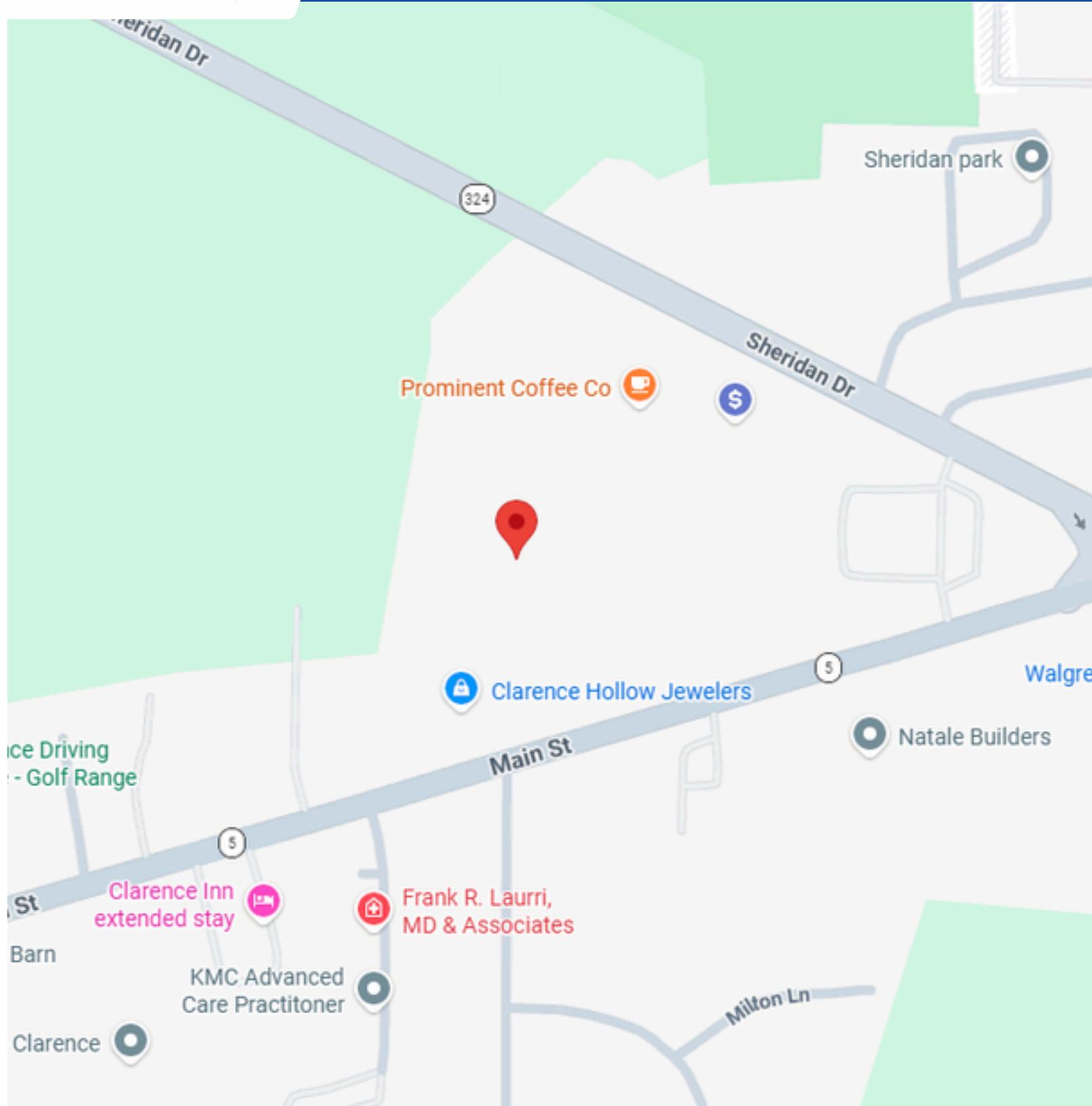
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# Location Map

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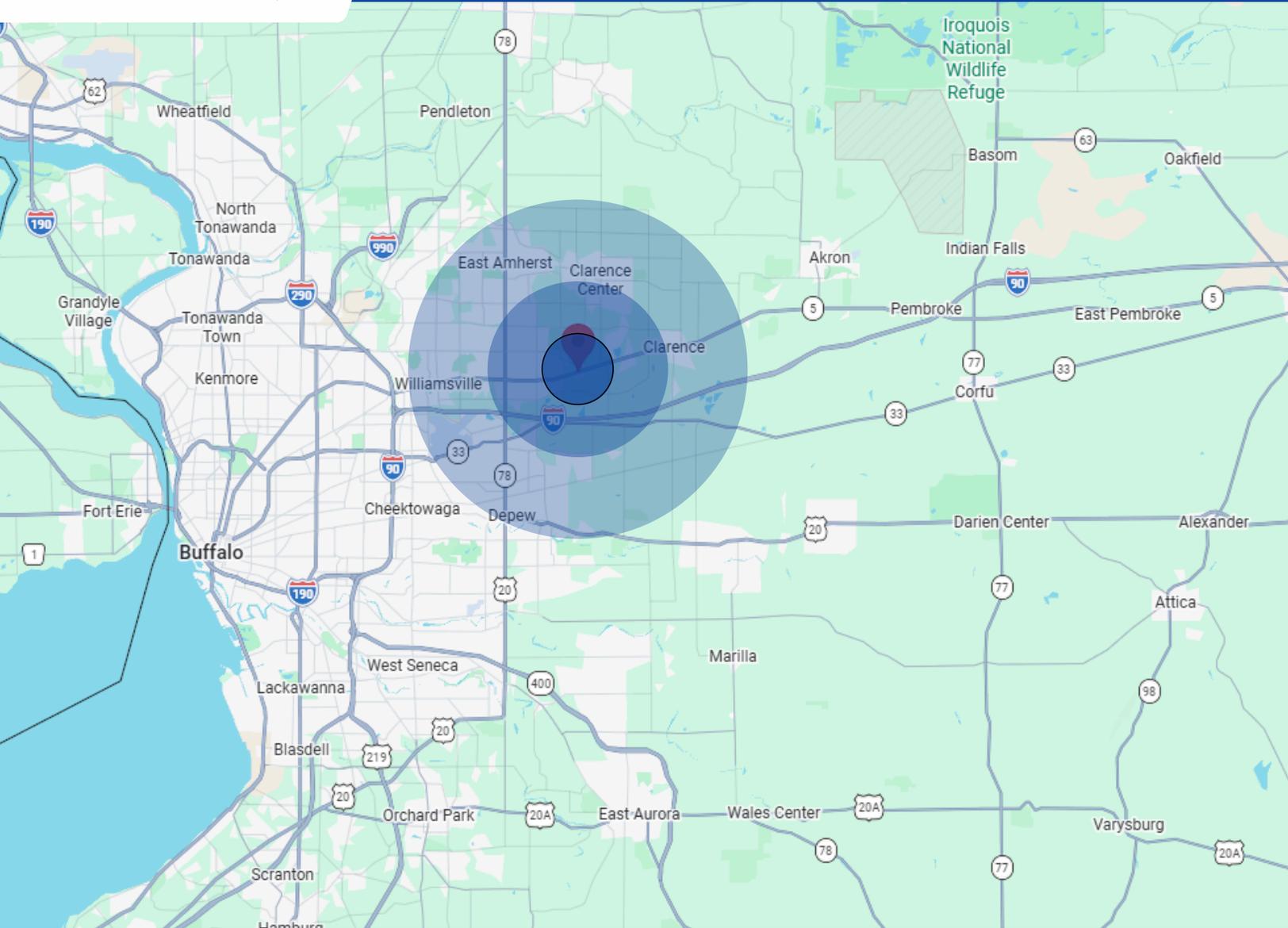
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# Demographics

9120 Main Street, Clarence, NY 14031

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## Population

## 1 Mile

## 3 Miles

## 5 Miles

Total Population

10,174

33,800

113,500

Average Age

43 years

44 years

44 years

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