

FOR SALE: PROFITABLE MOTEL AND BUSINESS

Palm Gardens Motel, 212 Buffalo Street, Gowanda (Erie County), NY 14070



For additional Information, please contact:

Paula Blanchard

Real Estate Salesperson

PaulaBlanchard@HannaCRE.com

716.880.4815

344 Delaware Ave • Suite 200 • Buffalo • NY • 14202

hannacre.com





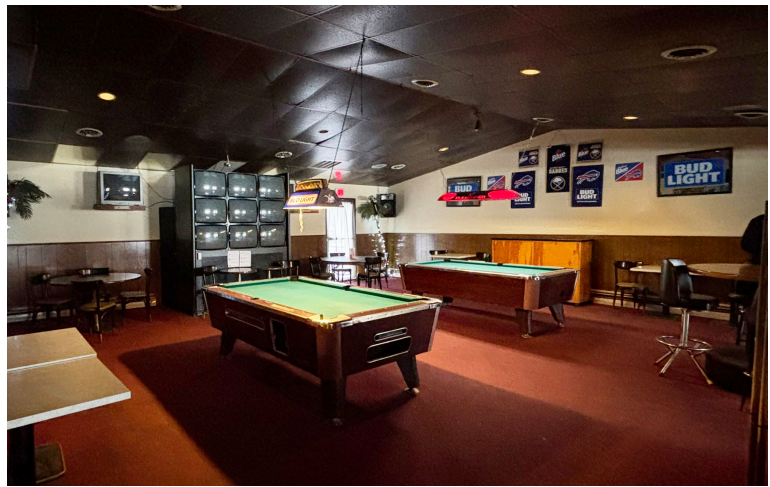
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The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

PROPERTY HIGHLIGHTS

- Well established and maintained 16-room motel, with bar and separate residence
- Turnkey operation
- 175 feet of frontage on Buffalo Street (Route 438)
- Located in the charming Gowanda Village Historic District with popular cultural events, festivals and entertainment
- On snowmobile trail, and close to hunting, Zoar Valley hiking trails and waterfalls
- Two minutes to Seneca Nation Cattaraugus Territory
- Proximate to Holiday Valley & Kissing Bridge ski resorts and Highmark Stadium, home of the Buffalo Bills
- The nearest lodging option within 17 miles
- Full, dry basement with voluminous storage capacity
- Walk-in cooler, freezer and commercial laundry
- Seller may hold mortgage for a qualified buyer
- Excellent opportunity for growth
- 10% cap rate
- Average daily traffic count: 9,942 vehicles



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