

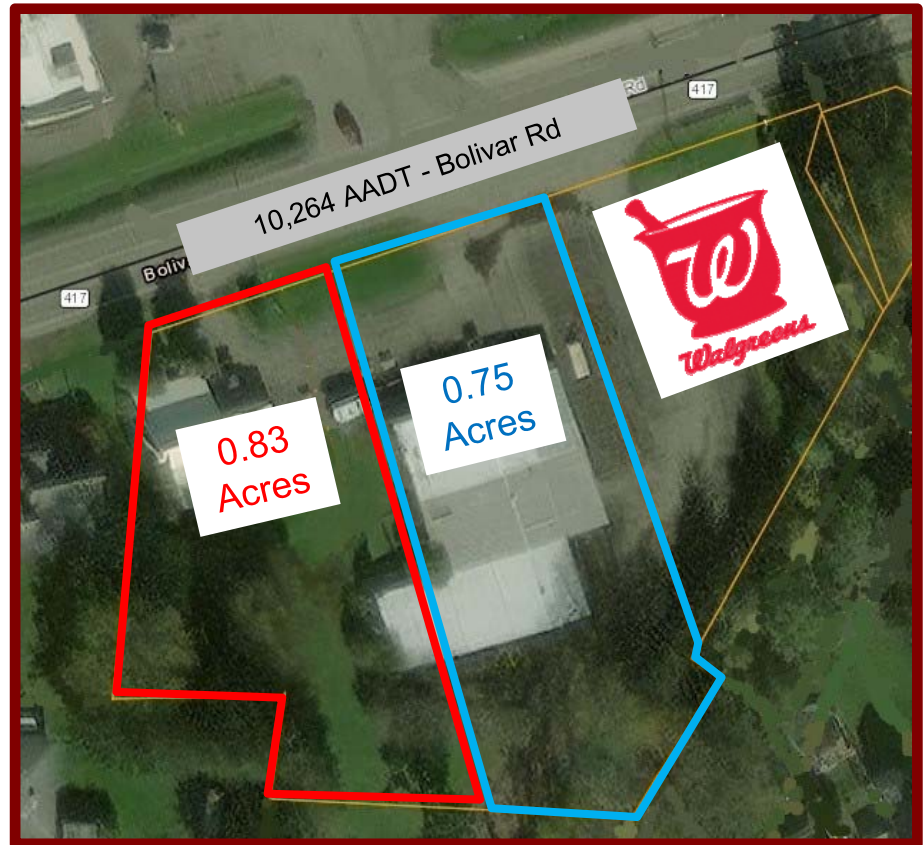


Great Dane Properties, LLC

Commercial Real Estate Sales, Leasing, Management & Development

Shovel Ready Development Opportunity 4185 Bolivar Road (Route 417) Wellsville NY Allegany County

Prominently located on Bolivar Road, boasting the highest traffic counts in all of Wellsville. 0.83 & 0.75 acres or combine to make up 1.58 acres with over 212' frontage on Bolivar Rd. Excellent, flat, buildable land available to fulfill your retail dreams. There is no zoning in the town of Wellsville allowing for endless possibilities.
Call Joe Today!



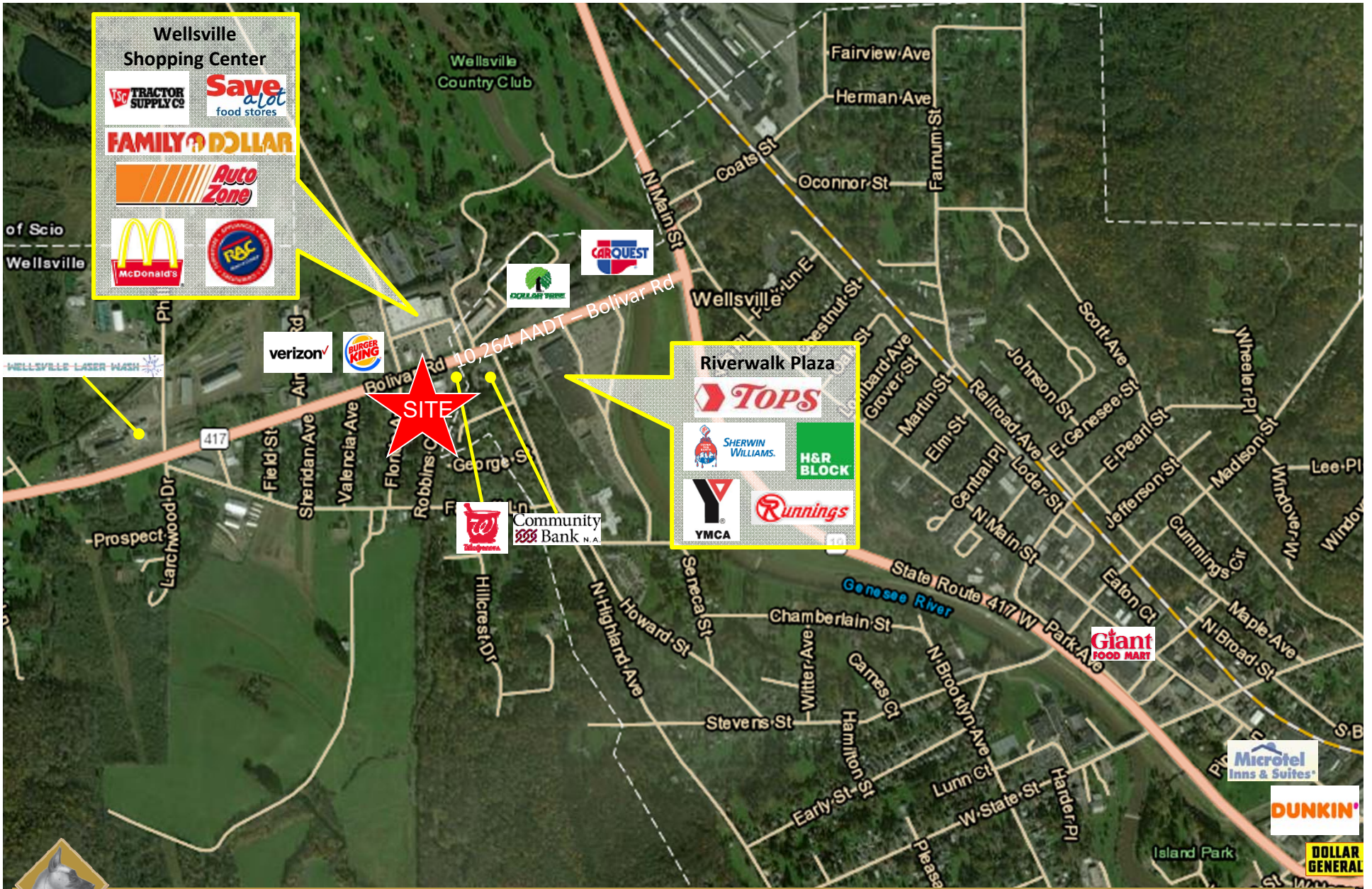
Joseph M. Draghi

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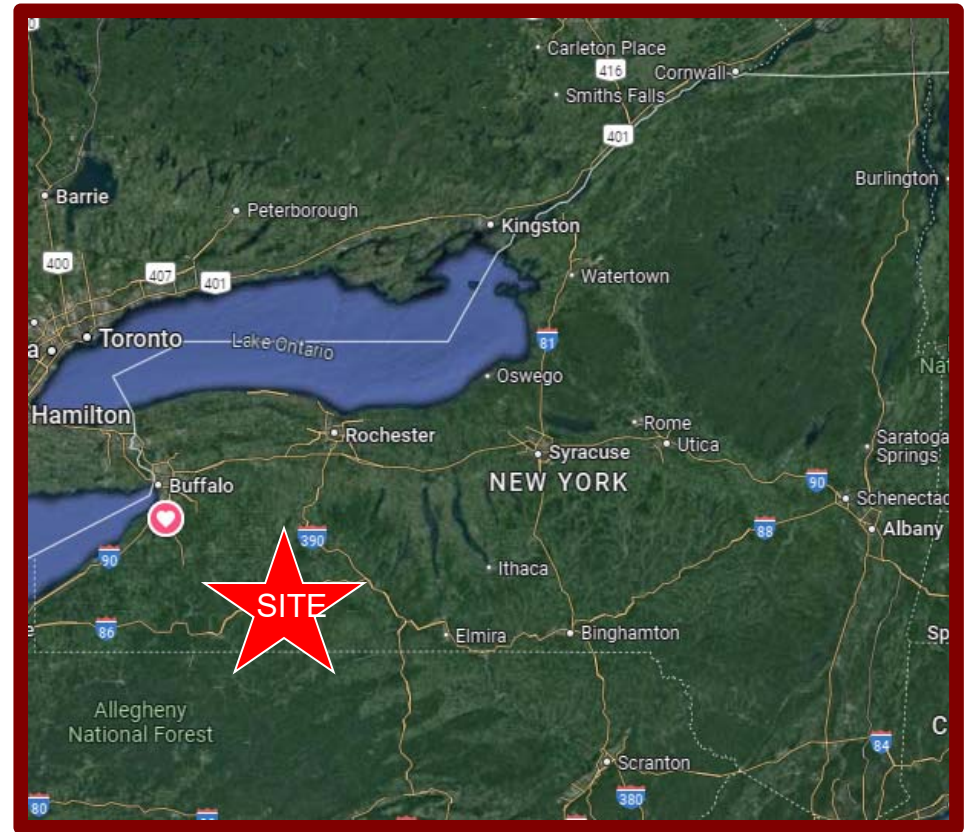
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Highlights

\$675,000 for .075 AC

\$625,000 for 0.83 AC

- Shovel Ready Site – up to 1.58 Acres w/212' frontage
- No Zoning – Endless Possibilities
- Prominently located in the Retail Corridor
- Public Utilities Available
- Highest Traffic Counts in Wellsville
- Excellent Visibility



Wellsville is the largest community in Allegany county, located in the county's southern tier. It has the amenities of a larger city with the charm of rural America. The picturesque countryside with rolling hills are good for recreation, raising a family or retirement. Situated 1.5 hours from major cities of Buffalo and Rochester, NY.

The information contained herein was obtained from sources we consider reliable; however no representation or warranty is made to its accuracy and is submitted subject to errors, omissions, prior sales, and withdrawal from the market or change in price; or changes to the subject property's condition, layout, square footage and development plans without notice. Seller/Landlord and Broker make no representation as to the environmental condition of the property or suitability for use, and recommend Purchasers/Lessors independent investigation.



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