

**Exclusive Offering  
FOR SALE**

# 5245 Camp Road, Hamburg, NY

## At Exit 57 of NYS Thruway I-90



### PRIME HAMBURG AREA INVESTMENT OPPORTUNITY

**BUILDING SIZE:** 38,424 ± Sq.Ft.

**LOT SIZE:** 3.8 Acres

**UNITS:** 117 (300sf each)

**YEAR BUILT:** 1986

**PARKING:** 130 ± Spaces

#### FEATURES:

- All Ground Floor
- Individual AC/Heat
- Singles, Doubles, Kings, Newly Remodeled Kitchenette Suites & Hospitality Suite
- Laundry & Vending Facilities
- Outdoor Pool
- Weekly & Monthly Rates
- Pet Friendly

- Highly Visible Hotel Property Situated on Heavily Traveled Camp Road, Located Immediately Off of Thruway Exit 57 South of NYS Thruway I-90
- Big Box Retail, Restaurants and Banks Nearby
- Excellent Demographics & Traffic Counts
- Superb Thruway & Expressway Access

DEMOGRAPHICS:	1 Mile	3 Mile	5 Mile
<b>Population</b>	5,836	38,366	70,919
<b>Avg. HH Income</b>	\$57,513	\$62,648	\$62,868

#### TRAFFIC COUNTS:

- 🚗 25,800 AADT on Camp Road
- 🚗 40,600 AADT on NYS Thruway I-90

**For More Information Contact:**

**BILL DAMIN**

Commercial Sales & Leasing  
(716) 852 - 7500 x 120  
bdamin@pyramidbrokerage.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.



**Pyramid Brokerage  
Company**

COMMERCIAL REAL ESTATE SOLUTIONS

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An independently owned and operated member of the



# SURVEY



MAP OF A SURVEY  
OF PART OF  
CITY OF NEW YORK  
TOWN OF HAMBURG  
COUNTY OF ERIE STATE OF NEW YORK

THESE LINES REPRESENT THE  
CORNER MARKS OF THE  
PLOTS OF LAND SHOWN  
ON THIS MAP AND ARE  
TO BE TAKEN AS SUCH  
UNLESS OTHERWISE  
SPECIFIED.

**SITE**

- 1. THE BOUNDARY OF SECTION 36, TOWNSHIP 10 N., RANGE 10 W., COUNTY OF ERIE, NEW YORK.
- 2. THE BOUNDARY OF SECTION 37, TOWNSHIP 10 N., RANGE 10 W., COUNTY OF ERIE, NEW YORK.
- 3. THE BOUNDARY OF SECTION 38, TOWNSHIP 10 N., RANGE 10 W., COUNTY OF ERIE, NEW YORK.
- 4. THE BOUNDARY OF SECTION 39, TOWNSHIP 10 N., RANGE 10 W., COUNTY OF ERIE, NEW YORK.
- 5. THE BOUNDARY OF SECTION 40, TOWNSHIP 10 N., RANGE 10 W., COUNTY OF ERIE, NEW YORK.
- 6. THE BOUNDARY OF SECTION 41, TOWNSHIP 10 N., RANGE 10 W., COUNTY OF ERIE, NEW YORK.

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