

## 9,922 SF INVESTMENT OPPORTUNITY

## RETAIL / MIXED USE INVESTMENT FOR SALE

### BUILDING FEATURES

Total Building Sizes	9,922 ± Sq. Ft.
Lot Size	.18 ± Acres
Parking	Municipal
Zoning	GB – General Business

### Property Highlights

- Investment opportunity
- Building is in excellent condition
- Updated mechanics and new roof in place
- Located in the heart of Kenmore’s shopping district
- Signalized corner
- Ideal for: investment, owner/user



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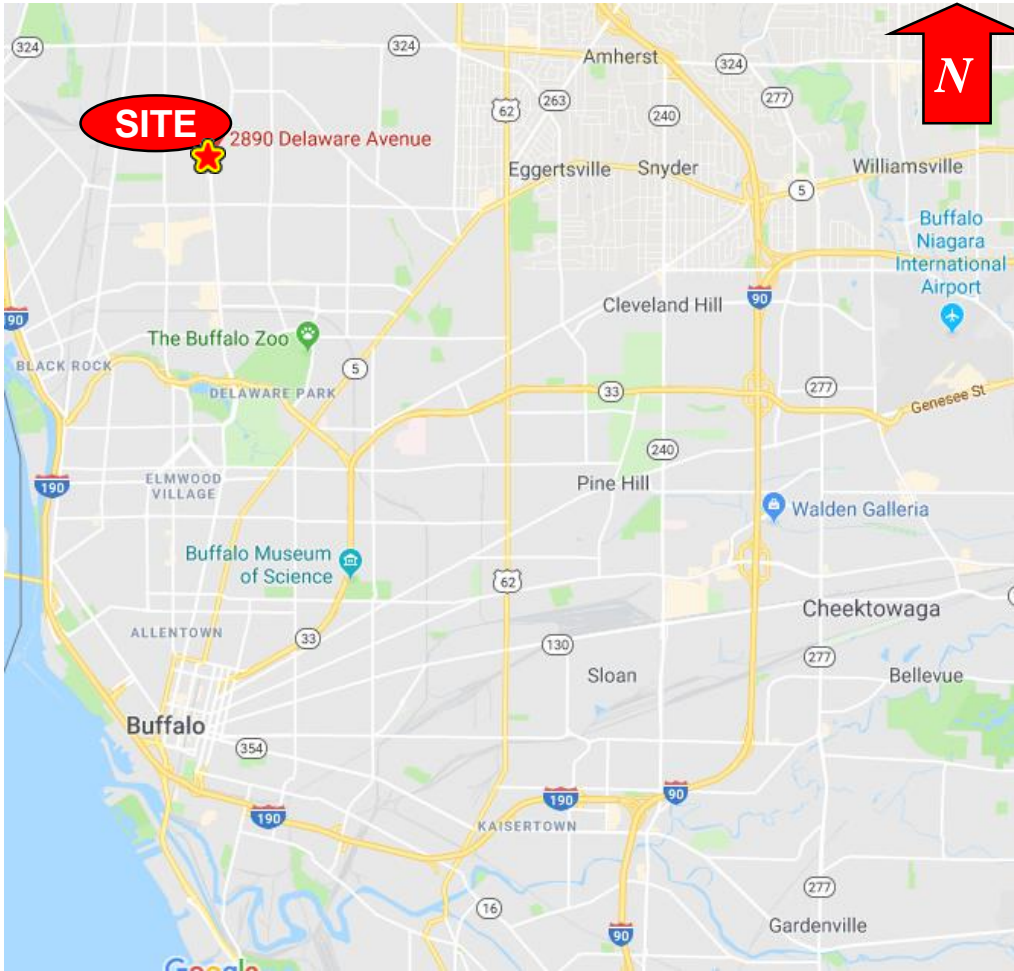
[pyramidbrokerage.com](http://pyramidbrokerage.com)

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	28,659	159,020	343,272
Average Household Income	\$69,323	\$64,784	\$61,685

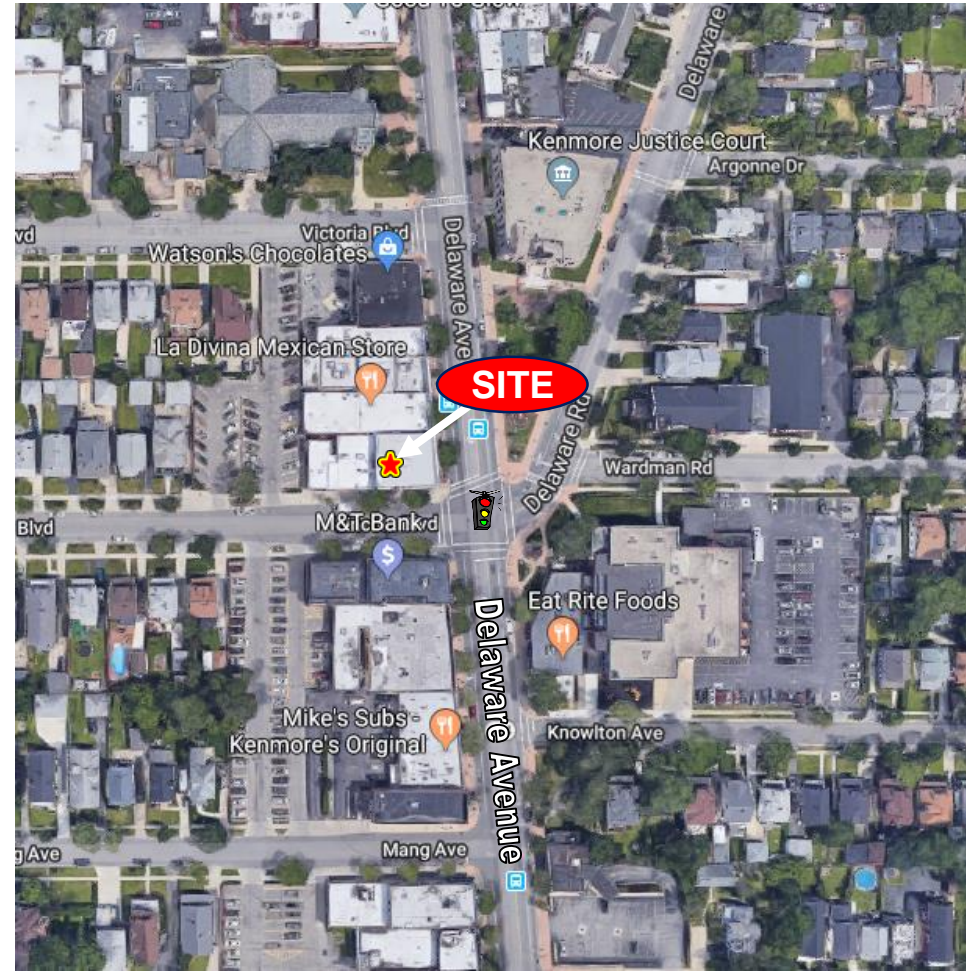
FOR SALE

2890 Delaware Avenue

Kenmore, New York



Location Map



Aerial