

WEST SENECA REDEVELOPMENT OPPORTUNITY FOR SALE

DEVELOPMENT SITE FOR SALE

BUILDING FEATURES

Total Building Size	13,882 ± Sq. Ft.
Lot Size	13.42 ± Acres
Zoning	C-1S

Property Highlights

- 13,882 ± Sq. Ft. 14-lane bowling alley available on a 13.42 ± acre development site
- Operating 14-lane bowling alley; in business over 70 years
- Approximately half the building was constructed in 2003
- Commercial zoning allows for a wide variety of commercial and residential uses.
- Minutes to Cheektowaga and City of Buffalo, NY
- Densely populated neighborhood
- Ideal for: multi-family or mixed-use development, retail, office, entertainment, nursery



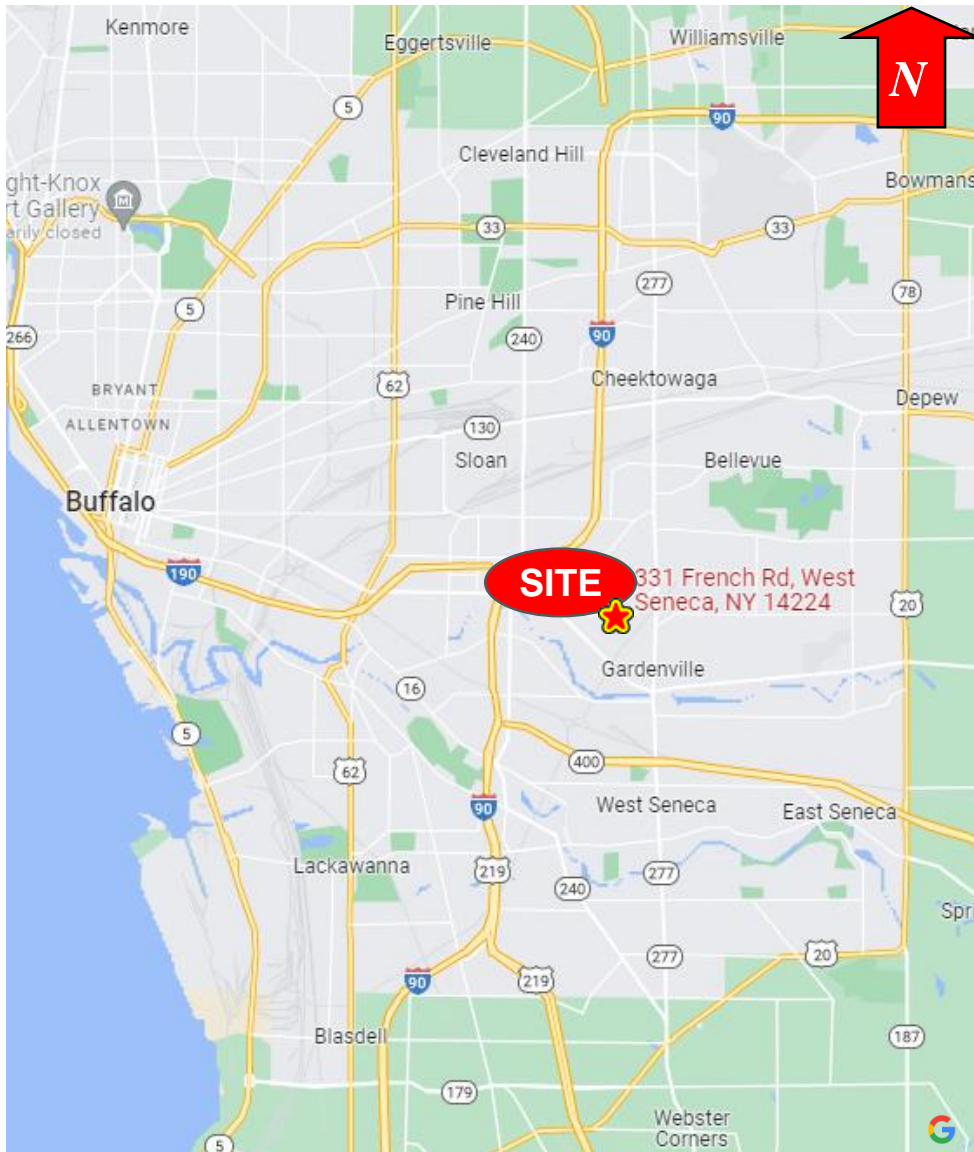
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	4,718	85,711	246,122
Average Household Income	\$66,133	\$67,031	\$63,742



For more information, contact:

John E. Mikoley
 Associate Real Estate Broker
 716.983.1233 – cell
 jmikoley@pyramidbrokerage.com

14 Lafayette Square, Suite 1900
 Buffalo, New York 14203
 Phone: +1 716 852 7500



Location Map



Aerial



Property Photos