

High-Traffic Amherst Commercial Opportunity



FOR SALE

2,662+ FREESTANDING BUILDING FOR SALE

Property Highlights

- 2,662+ SF commercial building for sale in Amherst, NY
- Currently operating as a bottle redemption/recycling facility
- Located within one of Western New York's most active suburban commercial corridors
- Stable cash-flow opportunity with existing operational infrastructure
- Flexible building layout suitable for a variety of commercial uses
- Exceptional suburban accessibility
- Strategically positioned near University at Buffalo North Campus, Niagara Falls Boulevard, NYS I-990 & I-290
- High traffic counts with 14,190 AADT on North French Road and 16,116 AADT on Sweet Home Road
- Ideal for service commercial, flex commercial, retail, industrial, recycling/redemption, or flex industrial users

Building Features

Building Size	2,662+ Sq. Ft.
Lot Size	0.38+ Acres
Zoning	GB

Demographic	1 Mile	3 Miles	5 Miles
Population	6,337	56,749	177,637
Average H.H. Income	\$96,256	\$98,066	\$106,207

Source: ESRI Business Analyst 2025

Traffic Counts

North French Road	14,190 AADT
Sweet Home Road	16,116 AADT

Source: GBNRTC

EXCLUSIVE CONTACT

Richard Ryall Ledyard, SIOR
Real Estate Salesperson
+1 716 796 7204
rledyard@pyramidbrokerage.com

Ethan Yellen
Real Estate Salesperson
+1 716 560 4931
eyellen@pyramidbrokerage.com

450 Corporate Parkway, Suite 102
Buffalo, New York 14226
+1 716 852 7500
pyramidbrokerage.com



**660 North French Road
Amherst, New York**



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Amherst, New York



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