

# 5 Garage Bays

3944 Broadway, Depew, NY 14043



## OFFERING SUMMARY

Sale Price:	\$1,200,000
Cap Rate:	0.0%
NOI:	\$0
Available SF:	5,400 SF
Lease Rate:	\$15 SF/yr (NNN)
Lot Size:	0.77 Acres
Year Built:	1998
Building Size:	7,200 SF
Price / SF:	\$166.67

## PROPERTY OVERVIEW

Exceptional opportunity to acquire a well-maintained commercial building positioned on a high-traffic corner in the heart of Depew. The property offers strong visibility, convenient access, and flexible space ideal for automotive, retail, service, fitness, or light industrial users. Currently 1,800 ± SF is leased by Gym Tenant. Available Space: Approx. 5,400 ± SF, Includes four (5) drive-in car bays and office area included. The flexible layout makes the property well-suited for owner-users or investors seeking income with upside through lease-up of the remaining space. With approximately 75% of the building available for occupancy, this property provides flexibility for an owner-user while maintaining supplemental income from the existing tenant. The strong corner positioning enhances long-term value and leasing potential.

## LOCATION OVERVIEW

Convenient access to the nearby Village of Lancaster and the Walden Galleria, this location provides an exceptional advantage for attracting a steady stream of foot traffic.

## PROPERTY HIGHLIGHTS

- High visibility on Broadway
- Ample parking for employees and clients
- Easy access to major highways
- Updated and well-maintained facilities



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## LEASE SPACES

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### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,400 SF	Lease Rate:	\$15 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
For Lease	Available	5,400 SF	NNN	\$15.00 SF/yr	-



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ADDITIONAL PHOTOS

# 5 Garage Bays

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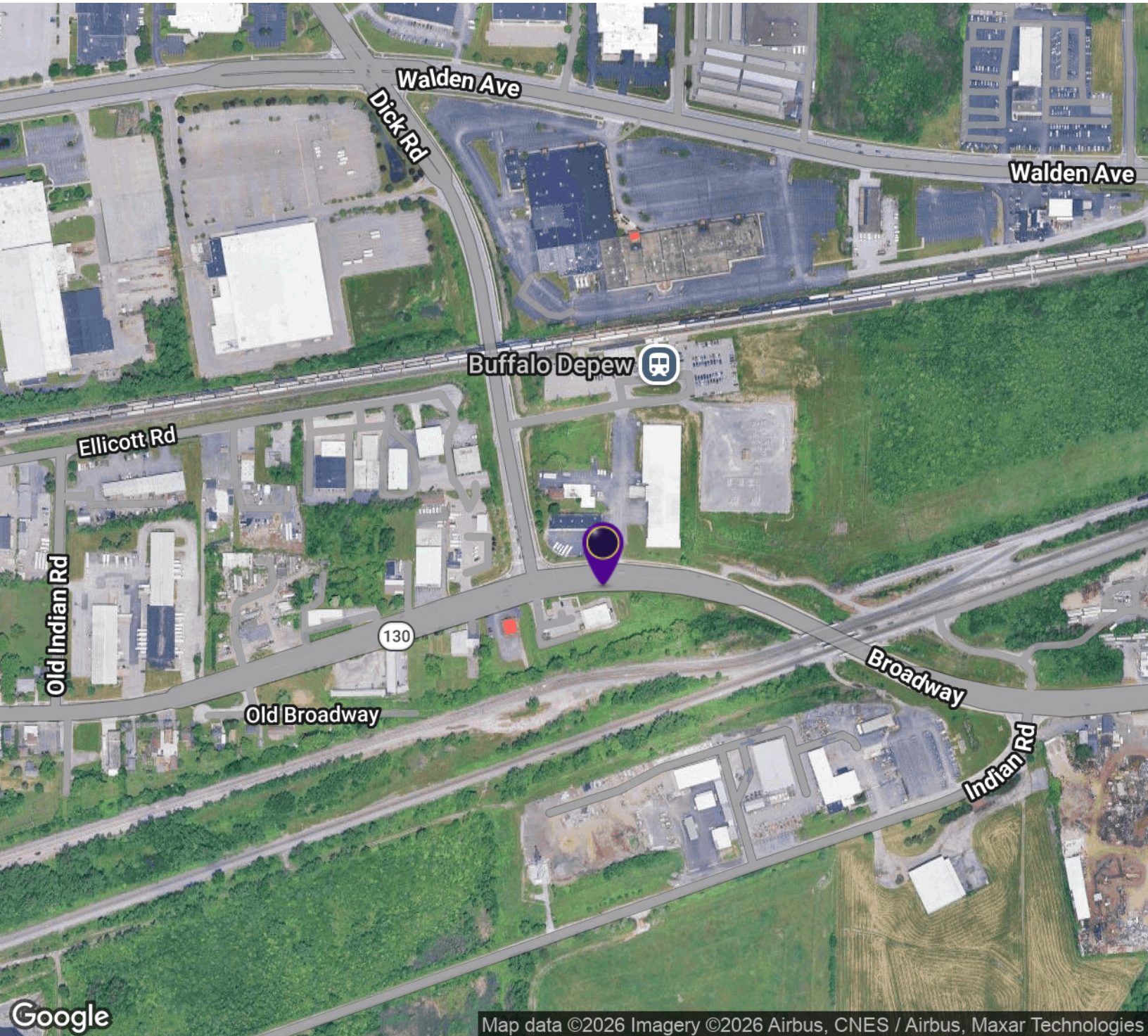


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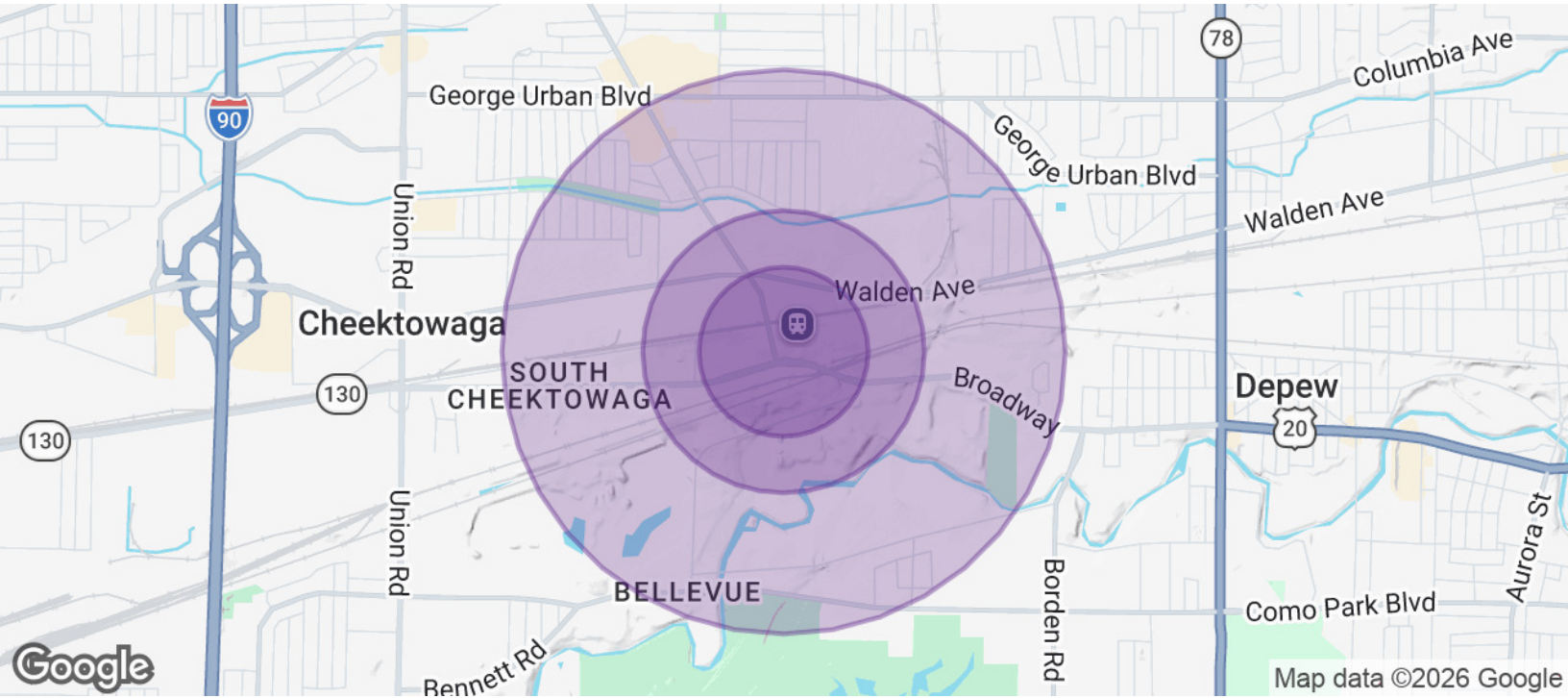


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	27	290	4,617
Average Age	50	49	47
Average Age (Male)	47	47	45
Average Age (Female)	52	51	49
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	12	128	2,024
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$87,412	\$87,928	\$88,109
Average House Value	\$177,957	\$180,374	\$201,123

2020 American Community Survey (ACS)



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