

7,800+/- SF Commercial Building

1492 Southwestern Blvd., West Seneca, NY 14224



OFFERING SUMMARY

Sale Price:	\$695,000
Available SF:	7,800 SF
Lease Rate:	\$78,000 per year (NNN)
Lot Size:	0.56 Acres
Year Built:	1988
Building Size:	7,800 SF
Zoning:	Commercial
Price / SF:	\$89.10

PROPERTY OVERVIEW

Acquire or lease a 7,800± SF commercial building that has been extensively upgraded with recent capital improvements, offering true turnkey functionality for an owner-user or tenant. Originally constructed in 1988 and situated on 0.56± acres, the property has undergone a comprehensive renovation program between 2022 and 2025, significantly enhancing both its curb appeal and operational efficiency. In 2022, the exterior was modernized with new windows, upgraded stonework, EIFS improvements, and a new garage door, creating a clean, contemporary presence. Interior renovations completed the same year include updated walls, a new drop ceiling system, fresh paint throughout, and new carpeting, delivering a refreshed and professional interior environment. Mechanical systems were also addressed with the replacement of one furnace and A/C unit in 2022, improving efficiency and reliability. Most notably, the property benefits from a complete new roof installed in 2025, substantially reducing near-term capital expenditure and enhancing long-term ownership stability. The result is a well-positioned, move-in-ready asset with meaningful recent investment already completed.



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PROPERTY SUMMARY

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LOCATION DESCRIPTION

The property is positioned along a well-traveled commercial corridor serving the surrounding suburban market. The site benefits from strong traffic exposure, convenient access, and proximity to established retail and residential density, making it ideal for both customer-facing and service-oriented uses.

PROPERTY HIGHLIGHTS

- Extensive capital improvements (2022–2025)
- New roof (2025) – major deferred maintenance eliminated
- Updated façade with modern exterior finishes
- Fully refreshed interior space
- Improved mechanical systems
- Strong visibility and frontage
- Flexible layout suitable for a variety of commercial uses
- Minimal immediate capital requirements



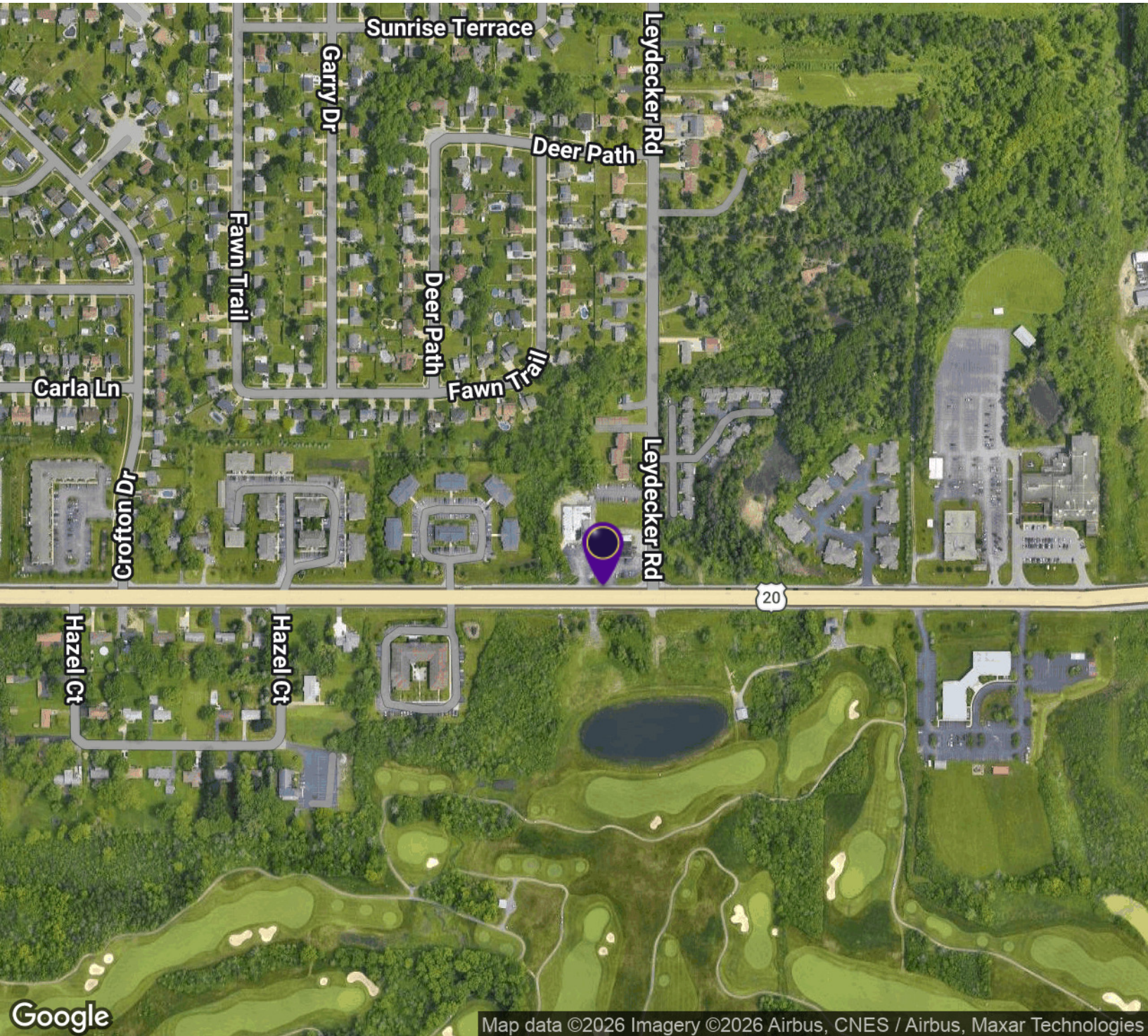
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LOCATION MAP

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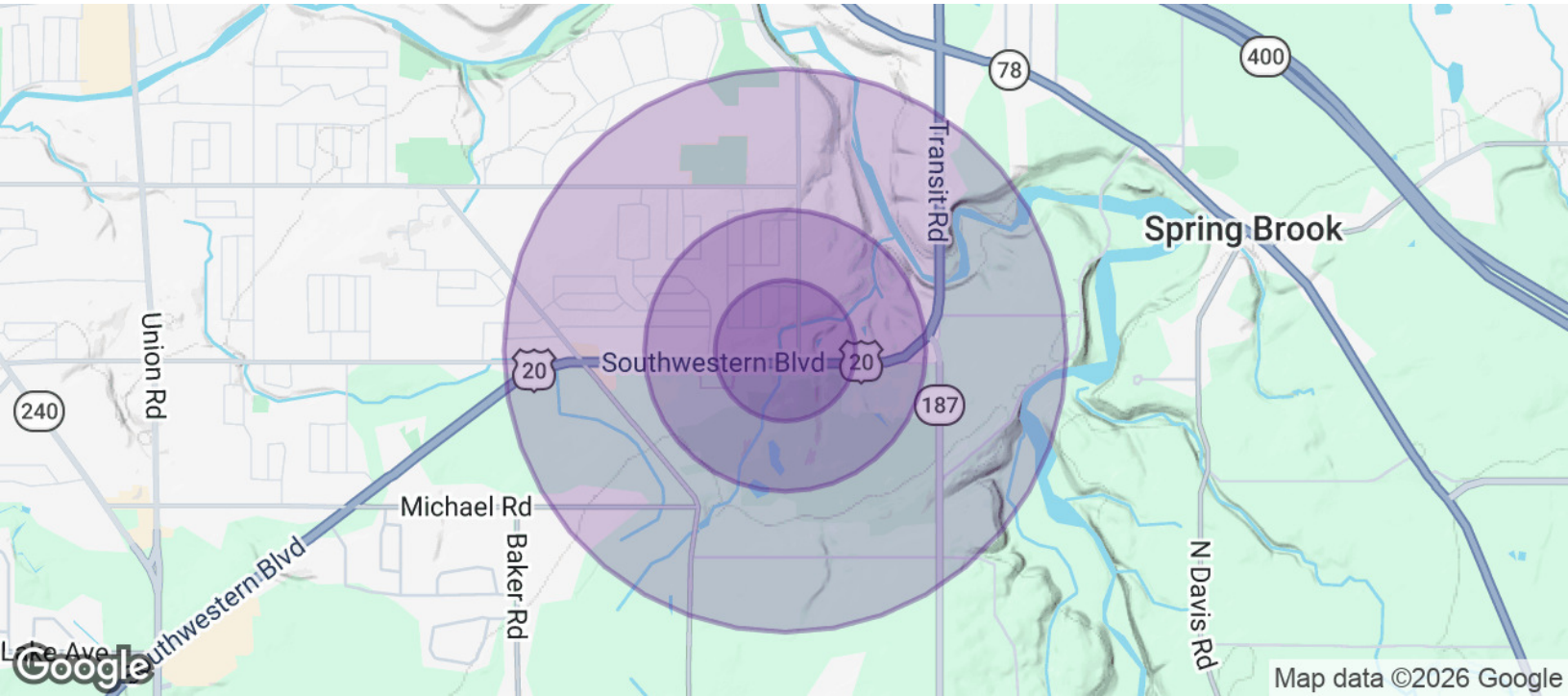


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	438	1,415	4,067
Average Age	57.9	52.7	48.2
Average Age (Male)	57.6	53.0	48.7
Average Age (Female)	58.1	51.6	46.6
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	204	630	1,736
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$101,599	\$100,286	\$101,289
Average House Value	\$290,483	\$280,961	\$278,340

2023 American Community Survey (ACS)



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