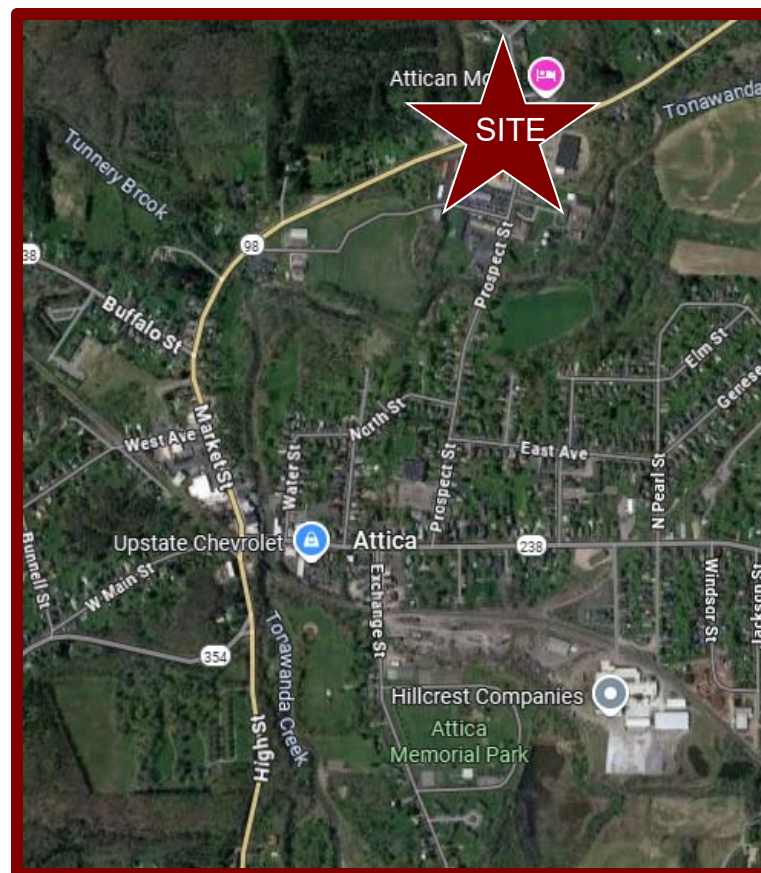




Great Dane Properties, LLC

Commercial Real Estate Sales, Leasing, Management & Development

Former Rite Aid
For Sale or For Lease
153 Prospect Street
Attica, NY 14011
Genesee County



Joseph M. Draghi

Licensed Real Estate Broker

Licensed in New York, New Hampshire, Connecticut,
Massachusetts, Vermont & Florida

607-838-3263 – jdraghi@greatdaneproperties.com

6151 Blackjack Court N, Punta Gorda, FL 33982

Karina K. Draghi

Licensed Real Estate Broker

Licensed in
New York, Florida & Pennsylvania

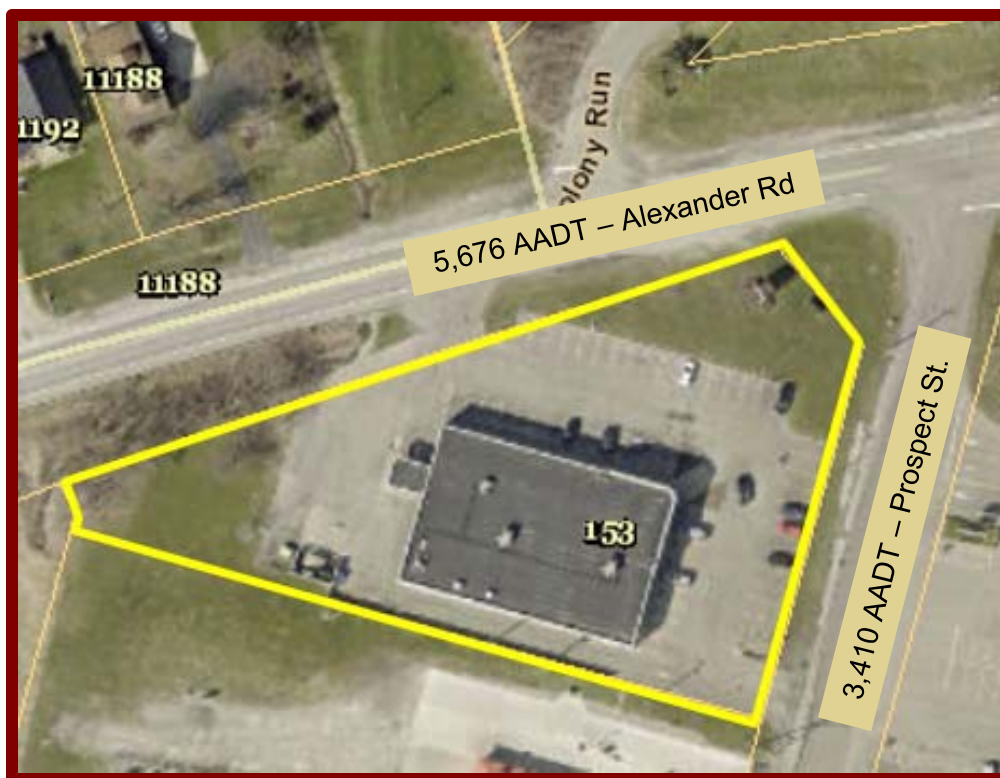
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153 Prospect Street

Tax map #3.-2-2

- 1.30 Acre with 295' frontage
- Freestanding Building – 11,348SF
- Corner lot with excellent exposure
- Prominent Pylon Sign
- Frontage on Prospect St & Alexander Rd.
- Plenty of On-Site Parking
- Zoned GC (General Commercial)
Uses Include: Professional, Medical & Dental offices, Dance, Art & Music studios, Bank, Retail or Personal Service Store, Veterinary clinic, Mortuary & Funeral homes, Laundromat & Dry Cleaning outlet, Tavern, Fast-food restaurants, & much more.

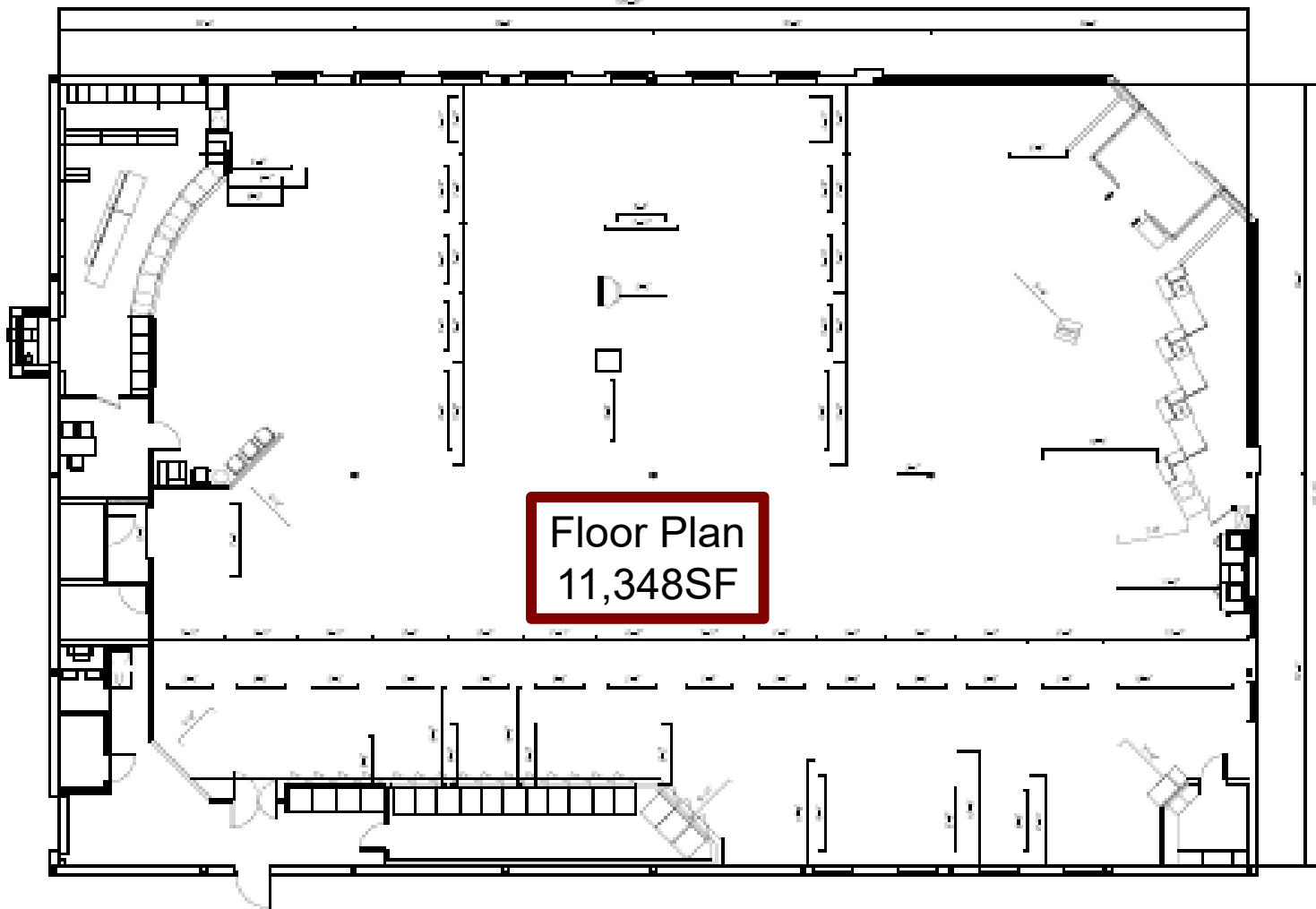
This part of the Village of Attica is located in Genesee County. It's characterized by its peaceful atmosphere and well-maintained surroundings and historic houses.



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The information contained herein was obtained from sources we consider reliable; however no representation or warranty is made to its accuracy and is submitted subject to errors, omissions, prior sales, and withdrawal from the market or change in price; or changes to the subject property's condition, layout, square footage and development plans without notice. Seller/Landlord and Broker make no representation as to the environmental condition of the property or suitability for use, and recommend Purchasers/Lessors independent investigation.



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