

Modern 11,250± SF Commercial Building

126 W. Main Street, Allegany, NY 14706

\$499,000 / ~\$44 per SF / Major Price Reduction



OFFERING SUMMARY

Sale Price:	\$499,000
Lot Size:	0.4 Acres
Year Built:	2019
Building Size:	11,250 SF
Zoning:	Commercial

PROPERTY OVERVIEW

Offered as-is at \$499,000, approximately \$44/SF. This 11,250± SF, two-story Main Street commercial building presents a compelling opportunity to acquire a modern structure at a fraction of replacement cost. With approximately 5,600± SF per floor, the property can be completed for an owner-user, multiple tenants, office, medical, retail, hospitality, or another commercial use.

Major infrastructure, interior layouts, plumbing, electrical, and many finishes are already substantially advanced, allowing the next owner to customize the remaining build-out, circulation, branding, and tenant mix. Commercial HVAC infrastructure substantially installed; final completion/configuration by buyer.

Located on a highly visible corner in Allegany, the contemporary building offers extensive storefront-style and floor-to-ceiling glass, abundant natural light, a polished professional appearance, and on-site parking for staff, customers, and tenants.

The roof was designed to potentially support a future bar-and-patio concept, subject to municipal approvals, engineering, code requirements, and construction.

The sale includes existing building materials and fixtures, including insulation, sheetrock, installed and boxed urinals, and boxed toilets. ***Owner financing available to a qualified buyer with a meaningful down payment.***



PROPERTY SUMMARY

A Modern Commercial Canvas in the Heart of Allegany

126 W. Main Street, Allegany, NY 14706



**Owner Financing
Available**

LOCATION DESCRIPTION

Strategically positioned at the corner of W Main Street and N Second Street in the center of Allegany's village business district, 126 W Main Street delivers exceptional visibility, a recognizable Main Street presence, and convenient access to NY-417 and I-86 Exit 24. The property is minutes from St. Bonaventure University and connected to the broader Olean-area market, placing a modern commercial building at the intersection of local business activity, university traffic, and regional accessibility.

INCLUDED MATERIALS & FIXTURES REMAINING WITH THE BUILDING:

- Insulation measuring approximately 7 ft. x 8 ft. x 6 ft.
- 23 sheets of 4 ft. x 8 ft. x 5/8 in. sheetrock
- 18 sheets of 4 ft. x 12 ft. x 5/8 in. sheetrock
- 3 installed urinals
- 2 boxed urinals
- 8 boxed toilets

PROPERTY HIGHLIGHTS

- Newly constructed 11,250± SF commercial building
- Approximately 5,600± SF per floor
- Designed for extensive floor-plan flexibility to accommodate a wide range of commercial users
- Quality construction with top-tier improvements completed to date
- Plumbing, electrical, rooms, windows, and major build-out elements roughed in
- Most rooms feature striking floor-to-ceiling glass front walls
- Bathroom fixtures are included and ready for installation
- Finish the space to suit your operation, brand, or tenant requirements
- Roof designed to support a potential bar and patio concept, creating a differentiated hospitality or entertainment opportunity



NY & PA Licensed Broker

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4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221

ADDITIONAL PHOTOS

A Modern Commercial Canvas in the Heart of Allegany
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CONCEPTUAL RENDERING—FOR ILLUSTRATIVE PURPOSES ONLY.

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CONCEPTUAL IMAGE



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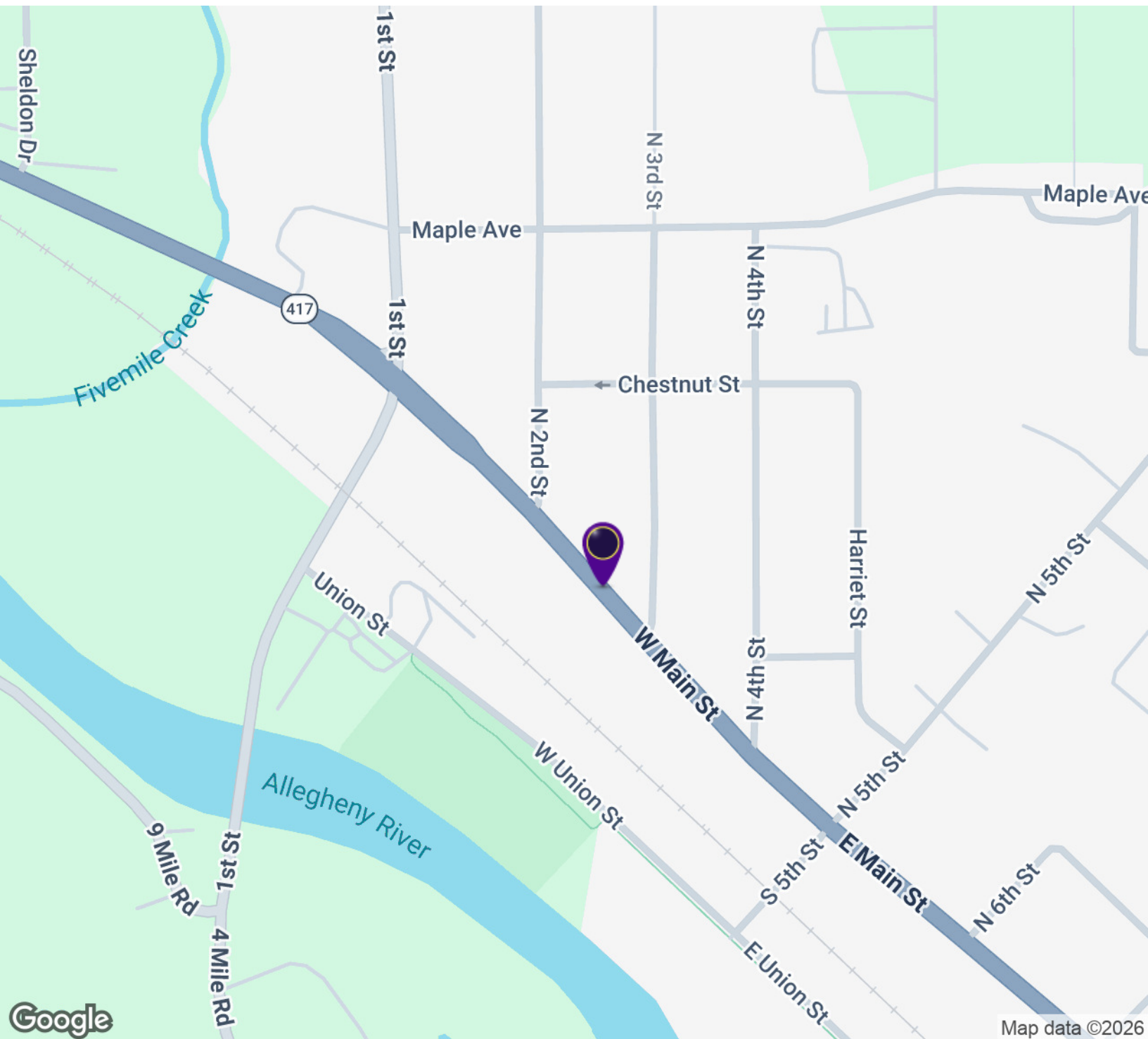
ROOFTOP FLOOR PLAN ±3,800 SF TOTAL



- 1 COVERED BAR & LOUNGE
- 2 OPEN-AIR SEATING
- 3 FIRE PIT LOUNGE
- 4 PRIVATE EVENT AREA
- 5 DJ / PERFORMANCE STAGE
- 6 RESTROOMS
- 7 SERVICE / BAR BACK
- 8 STAIR / ELEVATOR ACCESS

LOCATION MAP

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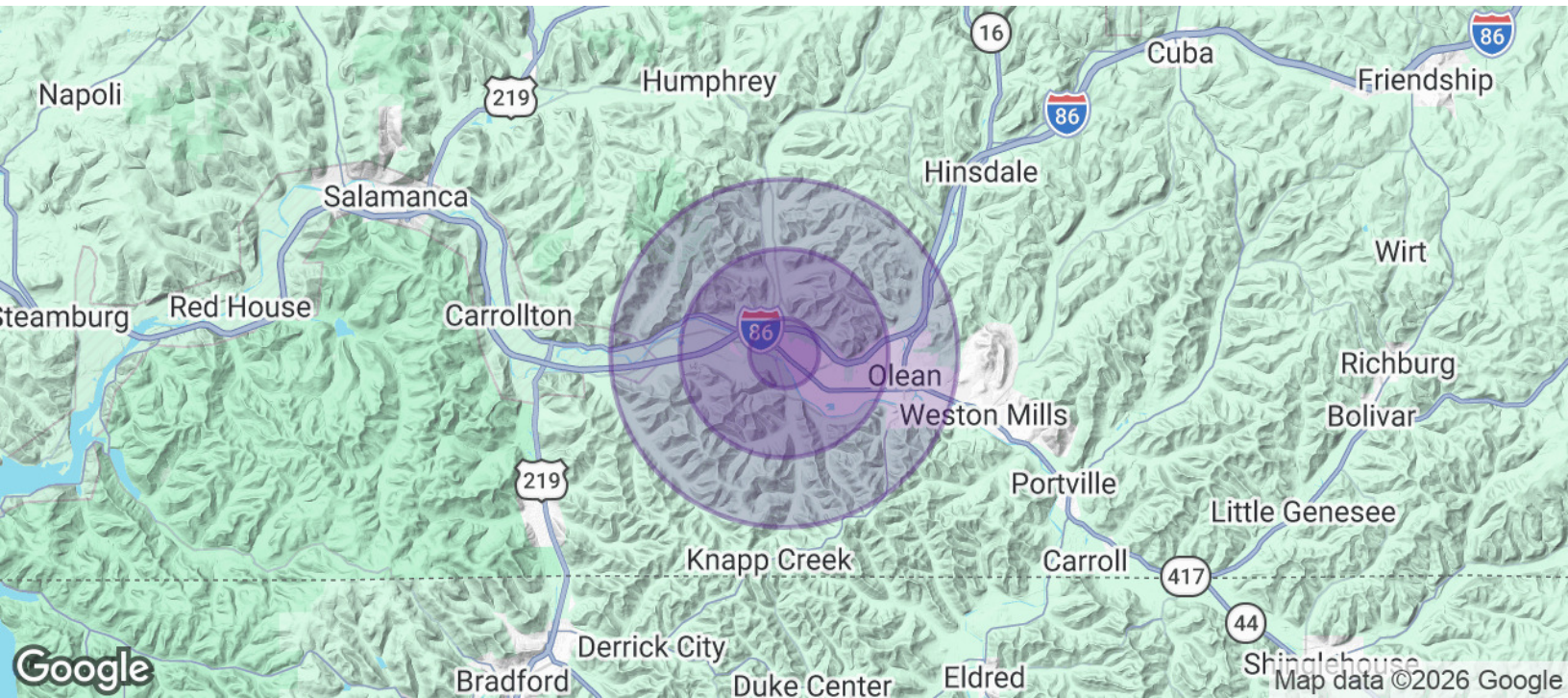
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DEMOGRAPHICS MAP & REPORT

A Modern Commercial Canvas in the Heart of Allegany
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,983	9,004	21,304
Average Age	37.9	39.6	39.8
Average Age (Male)	35.5	37.9	38.4
Average Age (Female)	39.0	41.2	41.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	699	3,430	8,914
# of Persons per HH	2.8	2.6	2.4
Average HH Income	\$90,343	\$73,959	\$73,315
Average House Value	\$259,584	\$200,136	\$160,400

2023 American Community Survey (ACS)



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