

PRICE REDUCTION! 6,400+/- SF Retail/Office Space
7570 Seneca St, East Aurora, NY 14052

**SALE PRICE****\$499,900****OFFERING SUMMARY**

Lot Size:	1.3 Acres
Year Built:	1985
Building Size:	6,400 SF
Zoning:	COMM
Price / SF:	\$78.11

PROPERTY OVERVIEW

Discover a versatile commercial property located on Seneca Street, one of East Aurora's most traveled corridors. This single-story building offers approximately 6,400+/- SF of adaptable space, ideal for Retail Showroom, Mixed-use Redevelopment, Wood Making Shop with Showroom. With a generous 1.3+/- acres lot, the property provides ample parking and room for future expansion. Public water, septic system, street signage and on building. Shop area heater new in 2022. Roof new in 2019. New gutters and gutter helmet in 2024. Side overhead door for deliveries, 2 story barn in front & red shed outside next to building included in sale price. Front porch and adjacent shop are insulated. Also Business is Available for sale includes all lumber and inventory asking additional \$99,000.

LOCATION OVERVIEW

Minutes from Route 400 and East Aurora village amenities. Close to major employers and boutique shops. Easy access to Buffalo and Western New York markets.

PROPERTY HIGHLIGHTS

- 6,400+/- SF Retail/Office Space
- 1.30+/- Acres
- Generous frontage (approx. 112ft) for signage
- Public water, Septic and standard utilities
- Convenient access to Buffalo metro area and Village of East Aurora
- Business also available for sale with an additional price



NY & PA Licensed Broker

RICK RECCKIO

716.998.4422

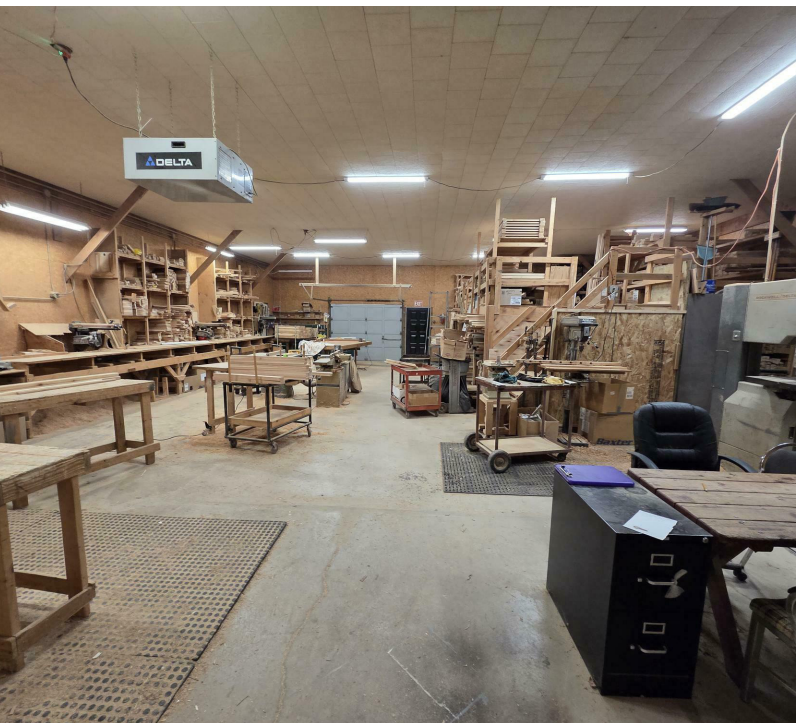
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221

ADDITIONAL PHOTOS

6,400+/- SF Retail/Office Space

7570 Seneca St, East Aurora, NY 14052



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HANDCRAFTED SINCE 1978

FOX

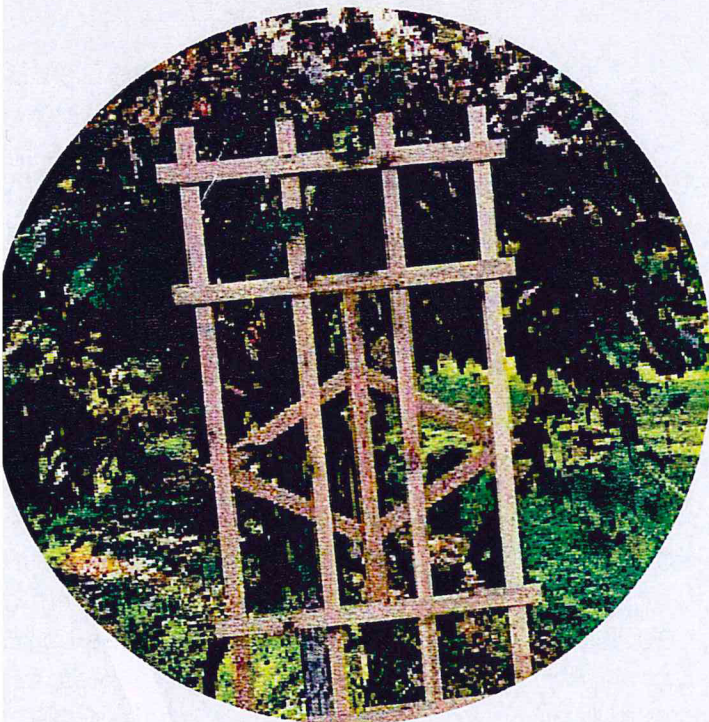
LAWN FURNITURE

CEDAR & REDWOOD FURNITURE

NEW ITEMS ADDED!!!

Decorative Garden Bridge

Style	Item#	Price
4 ft.	F120DGB4	\$165.00
5 ft.	F120DGB5	\$210.00



Trellis

Style	Item#	Price
4 ft. Straight	F226S	\$32.00
4 ft. Fan	F226F	\$32.00
5 ft. Straight	F212S	\$54.00
5 ft. Fan	F212F	\$54.00
6 ft. Straight	F213S	\$65.00
6ft. Fan	F213F	\$65.00

American Made, Customizable Wood Furniture
7570 Seneca Street, East Aurora, New York |

**Prices subject to change

2025

Planters

Style	Item#	Price
Planter 6" Pot	F205	\$55.00
Planter 8" Pot	F206	\$69.00
Planter 10" Pot	F207	\$79.00
Hexagon Planter 14"	F208	\$89.00
Hexagon Planter 21"	F209	\$169.00
Planter 18" Square	F115	\$153.00
**MAKE IT A BENCH	F115B	\$20.00 per sq. ft.
Window Box	FWBOX	\$19.00 per sq. ft.



Martin Houses

Style	Item#	Price
8 Holes	F322M8	\$149.00
16 Holes	F322M16	\$179.00
24 Holes	F322M24	\$199.00

Birdhouses

Style	Item#	Price
Wren House	F301	\$15.00
Chick-A-Dee House	F302	\$15.00
Sparrows Birdhouse	F303	\$15.00
Blue Bird Birdhouse	F304	\$20.00
Rough Cut Birdhouse	F305	\$15.00
Swing Feeder	F307	\$25.00

Bat Houses

Style	Item#	Price
Bat House (Holds Appx. 60 Bats)	F306L	\$60.00
Bat House (Holds Appx. 30 Bats)	F306S	\$35.00

Fishing Pole Holders & More!

Fishing Pole Holder Wall	F125WFP	\$145.00
Fishing Pole Holder	F125FP	\$185.00
Tool Box	F151	\$20.00
Wheel Barrow	F146	\$75.00

Bird Feeders

Style	Item#	Price
Bird Feeder W/Hook (Large)	F311L	\$35.00
Bird Feeder W/Hook (Small)	F311S	\$25.00
Bird Feeder (Two Sided)	F312	\$40.00
Bird Feeder (One Sided)	F314	\$30.00
Nesting Box	F313	\$20.00
Bird Feeder W/Rope (Small)	F316S	\$20.00
Bird Feeder W/Rope (Large)	F316L	\$25.00
Suet Feeder	F317	\$15.00
Squirrel Feeder	F318	\$15.00
Chain Link Feeder	F319	\$20.00

WE SELL LARGE CUSTOM-BUILT WOOD FURNITURE TOO!

SWINGS, GLIDERS, ARBORS, PICNIC TABLES,
TABLES, BENCHES, ADIRONDACK CHAIRS,
SHEDS, AND MORE... CHECK US OUT!

Authorized Star
Construction
Sheds Dealer

HANDCRAFTED SINCE 1978
FOX
LAWN FURNITURE
CEDAR & REDWOOD FURNITURE

Local
Manufactures of
Quality Custom
Furniture since
1978

7570 Seneca Street - East Aurora, New York 14052

**** NEW ITEMS ADDED ****

PLANTERS

	<u>CEDAR</u>	
	Item #	Price
Planter 6" Pot	F205	\$ 55
Planter 8" Pot	F206	\$ 69
Planter 10" Pot	F207	\$ 79
Hexagon planter 14"	F208	\$ 89
Hexagon planter 21"	F209	\$ 169
Planter 18" Square	F115	\$ 153
**make it a Bench	F115B	\$ 20 ft.
Window Box	FWBOX	\$ 19 ft.
Bracket for Window Box	F202	\$ 7

BIRDHOUSES

	<u>CEDAR/PINE</u>	
	Item #	Price
Wren Birdhouse	F301	\$ 15
Chick-a-Dee House	F302	\$ 15
Sparrows Birdhouse	F303	\$ 15
Blue Bird Birdhouse	F304	\$ 20
Rough Cut Birdhouse	F305	\$ 15
Bat House (Holds appx 60 bats)	F306L	\$ 60
Bat House (Holds appx 30 bats)	F306S	\$ 35
Bird Feeder Hook on top (large)	F311L	\$ 35
Bird Feeder Hook on top (small)	F311S	\$ 25
Bird Feeder (two sided)	F312	\$ 40
Bird Feeder (one sided)	F314	\$ 30
Nesting Box	F313	\$ 20
Bird Feeder w/Rope (small)	F316S	\$ 20
Bird Feeder w/Rope (large)	F316L	\$ 25
Suet Feeder Hanging	F317H	\$ 15
Squirrel Feeder	F318	\$ 15
Chain Link Feeder	F319	\$ 20
Swing Feeder	F307	\$ 25

STORE HOURS

MONDAY & TUESDAY - 9AM - 5PM
THURSDAY & FRIDAY - 9AM - 5PM
SATURDAY - 9AM - 5PM
WEDNESDAY & SUNDAY CLOSED

MARTIN HOUSES

	Item #	Price
8 Holes	F322M8	\$ 149
16 Holes	F322M16	\$ 179
24 Holes	F322M24	\$ 199

TRELLIS

	Item #	Price
4 ft. Straight	F226S	\$ 32
4 ft. Fan	F226F	\$ 32
5 ft. Straight	F212S	\$ 54
5 ft. Fan	F212F	\$ 54
6 ft. Straight	F213S	\$ 65
6 ft. Fan	F213F	\$ 65

DECORTIVE GARDEN BRIDGE

	Item #	Price
4 ft.	F120DGB4	\$ 165
5 ft.	F120DGB5	\$ 210
Wheel Barrel Planter	F146	\$ 75



FOX

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<u>STORE HOURS</u>	
MONDAY & TUESDAY - 9AM - 5PM	WEDNESDAY - CLOSED
THURSDAY thru SATURDAY - 9AM - 5PM	SUNDAY - CLOSED

	<u>PINE</u>		<u>CEDAR</u>	
<u>Porch Swings</u>	Item No.	Price	Item No.	Price
4ft. Traditional	F410	\$ 274	F510	\$ 373
5ft. Traditional	F415	\$ 307	F515	\$ 406
4ft. Victorian	F410V	\$ 325	F510V	\$ 417
5ft. Victorian	F415V	\$ 347	F515V	\$ 457
A-Frame	F434	\$ 142	F134	\$ 231
Arbor Frame (Treated Lattice)			F136T	\$ 1,001
Arbor Frame (Ceadar Lattice)			F136C	\$ 1,099
<u>Gliders</u>				
Single	F420	\$ 337	F520	\$ 439
Double	F430	\$ 428	F530	\$ 567
Triple	F440	\$ 506	F540	\$ 693
Highback Single	F420H	\$ 362	F520H	\$ 458
Highback Double	F430H	\$ 446	F530H	\$ 604
Highback Triple	F440H	\$ 567	F540H	\$ 725
<u>Chairs</u>				
Single	F460	\$ 208	F560	\$ 274
Double	F470	\$ 252	F570	\$ 362
Triple	F475	\$ 325	F475C	\$ 475
Tete-A-Tete	F450	\$ 439	F550	\$ 582
Foot Stool	F218	\$ 65	F280	\$ 87
Rocking Chair	F265	\$ 241	F565	\$ 325
Highback Rocking Chair	F277	\$ 263	F567	\$ 351
Chaise Lounge	F480	\$ 395	F580	\$ 549
Double Chaise	F480D	\$ 637	F580D	\$ 1,001

Adirondack Style

PINE

CEDAR

Fanback Chair	F295	\$ 241	F595	\$ 318
Solid Back Chair	F294	\$ 252	F594	\$ 340
Classic Chair	F293	\$ 274	F593	\$ 395
Fanback Double Chair	F297F	\$ 351	F597F	\$ 483
Solid Back Double Chair	F297S	\$ 362	F597S	\$ 527
Foot Stool	F275	\$ 76	F575	\$ 120
Coffee Table	F296	\$ 109	F596	\$ 153

Garden Benches

4ft. English	F571	\$ 395
5ft. English	F572	\$ 450
4ft. Victorian	F571V	\$ 450
5ft. Victorian	F572V	\$ 494
4ft. Bench w/o Back	F577	\$ 230
5ft. Bench w/o Back	F578	\$ 263
40"x22' Coffee Table	F576	\$ 186
22" Square End Table	F587	\$ 142
English Garden Chair	F574	\$ 252

Coffee Tables

28" Round 19" High	F266	\$ 131
16"x26" Rect. 19" High	F260	\$ 120
16"x26" Rect. 24" High	F262	\$ 131
<u>Child's Table</u>	F860	\$ 186

Benches

SPRUCE

CEDAR

Item No.	Price	Item No.	Price
F617	\$ 186	F817	\$ 307
		F8184	\$ 346
		F8185	\$ 374
		F8186	\$ 402

- 5ft. Park Bench
- 4 ft. Converitable Bench
- 5 ft. Converitable Bench
- 6 ft. Converitable Bench

*** Longer lengths available by Quote***

Cedar Arbors

- 3ft. Wide - curved roof
- 4ft. Wide - curved roof
- 5ft. Wide - curved roof

Gate for Arbors

- 3ft.
- 4ft.
- 5ft.
- 3ft. Fence section for arbor

Potting Bench

- 40" Wide
- 60" Wide

Bridges

- 6ft.
- 8ft.
- 10ft.
- 12ft.

Wishing Wells

- 3ft. Square Base
- 3ft. Hexagonal Base
- 4ft. Square Base
- 4ft. Hexagonal Base

MISC

- Windmill
- Fishing Pole Stand
- Fishing Pole Wall Mount
- Tool Box
- Bee Catcher

CEDAR LATTICE

- F577C \$ 659
- F578C \$ 725
- F579C \$ 791

TREATED LATTICE

- F577P \$ 604
- F578P \$ 670
- F579P \$ 725

NOTE: We also custom make arbors to size

CEDAR

- F5803 \$ 186
- F5804 \$ 197
- F5805 \$ 208
- F5806 \$ 142

- F140C \$ 439
- F160C \$ 505

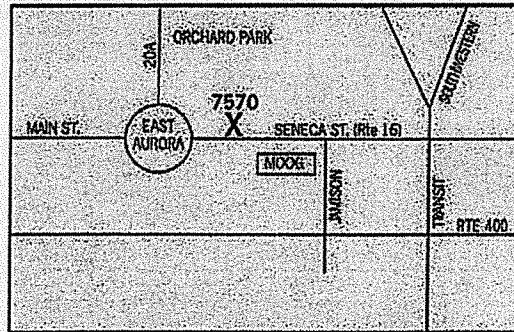
CEDAR

- F120C \$ 989
- F122C \$ 1,165
- F123C \$ 1,319
- F124C \$ 1,572

TREATED

- F120P \$ 989
- F122P \$ 1,165
- F123P \$ 1,319
- F124P \$ 1,572

~Gift Certificates Available~
***Additional Charge for All Deliveries**



5Z0Z/v/6

SPRUCE

CEDAR

Picnic Tables

	Item No.	Price	Item No.	Price
6ft. w/ attached benches	F630	\$ 362	F830	\$ 670
8ft. w/ attached benches	F640	\$ 450	F840	\$ 791
6ft. w/2 benches	F600	\$ 483	F800	\$ 802
8ft. w/ 4 - 4ft. Benches	F610	\$ 725	F810	\$ 1,154
4ft.sq. w/4 benches pedestal legs	F620C	\$ 748	F820C	\$ 1,121
4ft.sq. w/4 benches straight legs	F620S	\$ 725	F820S	\$ 1,099

Round Tables - Straight Legs

44" Diameter	F644S	\$ 274	F844S	\$ 450
52" Diameter	F652S	\$ 318	F852S	\$ 505
59" Diameter	F659S	\$ 417	F859S	\$ 637

6FT. Oval Table

SPRUCE

CEDAR

Straight legs	F605S	\$ 362	F805S	\$ 604
Pedestal	F605P	\$ 417	F805P	\$ 659

Bar Tables

36" Diameter	F636B	\$ 263	F836B	\$ 428
44" Diameter	F644B	\$ 325	F844B	\$ 516

Lazy Susan

21" Diameter			F321	\$ 98
28" Diameter			F328	\$ 121

SPRUCE

CEDAR

Benches/Chairs

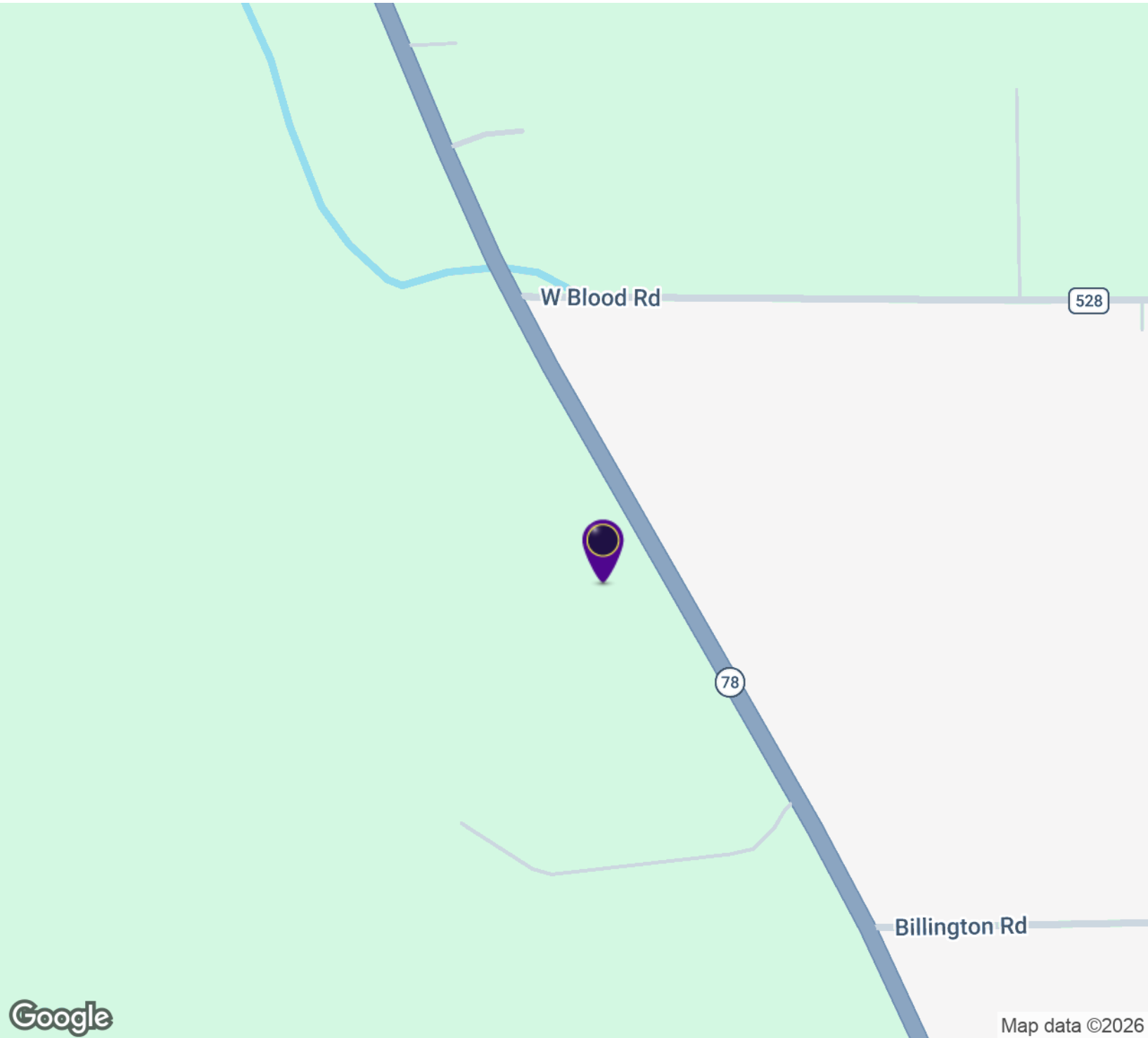
	Item No.	Price	Item No.	Price
4 ft. Curved Bench	F670	\$ 121	F870	\$ 153
Chair			F884	\$ 208
Armchair			F885	\$ 241
Highback Chair			F886	\$ 230
Highback Armchair			F887	\$ 263
Double Chair for Table			F888	\$ 329
Bar Chair			F885B	\$ 263

*PRICES SUBJECT TO CHANGE WITHOUT NOTICE

9/4/2025

LOCATION MAP

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