

5,166+/- SF Mixed-Use Property

3457 Clinton Street, West Seneca, NY 14224



OFFERING SUMMARY

Sale Price:	\$349,900
Lot Size:	0.39 Acres
Building Size:	5,166 SF
Zoning:	Commercial
Price / SF:	\$67.73

PROPERTY OVERVIEW

Exceptional Investment Opportunity in a Prime West Seneca Location! Highly visible at the corner of Clinton Street and Union Road, this approximately 5,166 sq. ft. property offers exceptional versatility and endless possibilities. The main floor is ideal for a variety of uses, including an event venue, medical or professional office, spa or wellness center, salon, fitness or studio space, daycare, or other service-oriented business. Ample on-site parking. The second floor features a spacious three-bedroom apartment with in unit laundry, offering excellent potential for additional rental income, owner occupancy, or a convenient live/work arrangement. A full walk-out basement provides substantial additional space for storage, workspace, or potential future use. With excellent visibility, a versatile layout, ample parking, and a desirable West Seneca location, this property presents a unique opportunity for both business and investment potential.



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LOCATION DESCRIPTION

Nestled in the vibrant community of West Seneca, this prime location offers a wealth of nearby amenities ideal for prospective office building investors. Just moments away, tenants can take advantage of the convenient retail options and dining establishments along Union Road. With easy access to major highways, including the nearby Route 400, commuting to and from the property is a breeze. For those who appreciate the outdoors, the expansive green spaces of Sunshine Park and the West Seneca Town Park provide a welcoming retreat during breaks or after hours. The area's seamless blend of urban convenience and natural beauty makes it an enticing opportunity for office investors seeking a dynamic location.

PROPERTY HIGHLIGHTS

- 5,166 SF office building
- Zoned for commercial use
- Prime location in West Seneca
- Well-maintained interior and exterior
- Ample parking for employees and visitors
- Close proximity to major transportation routes
- Potential for customizable office spaces
- Established area for commercial businesses
- Accessible to local amenities and services



NY & PA Licensed Broker

RICK RECCKIO

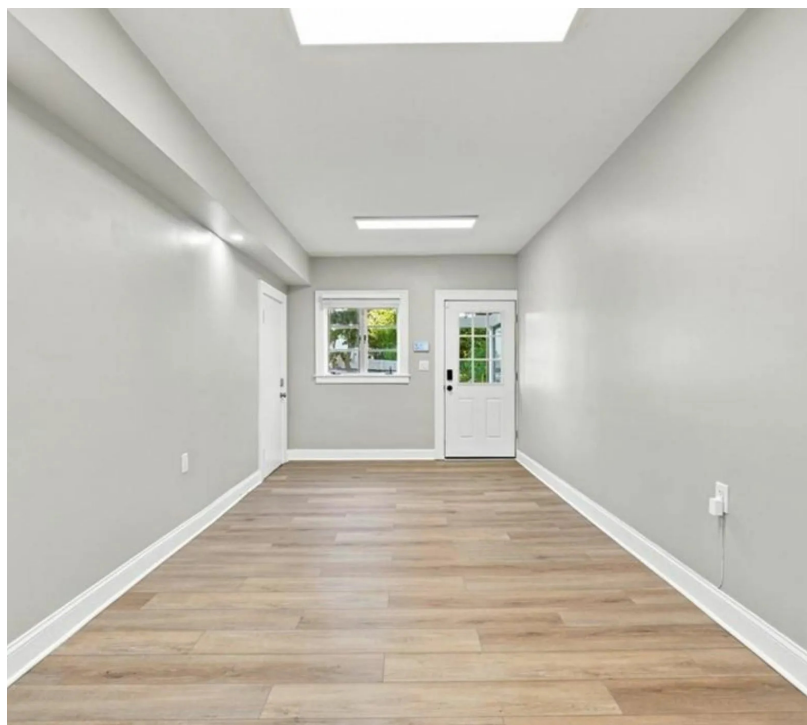
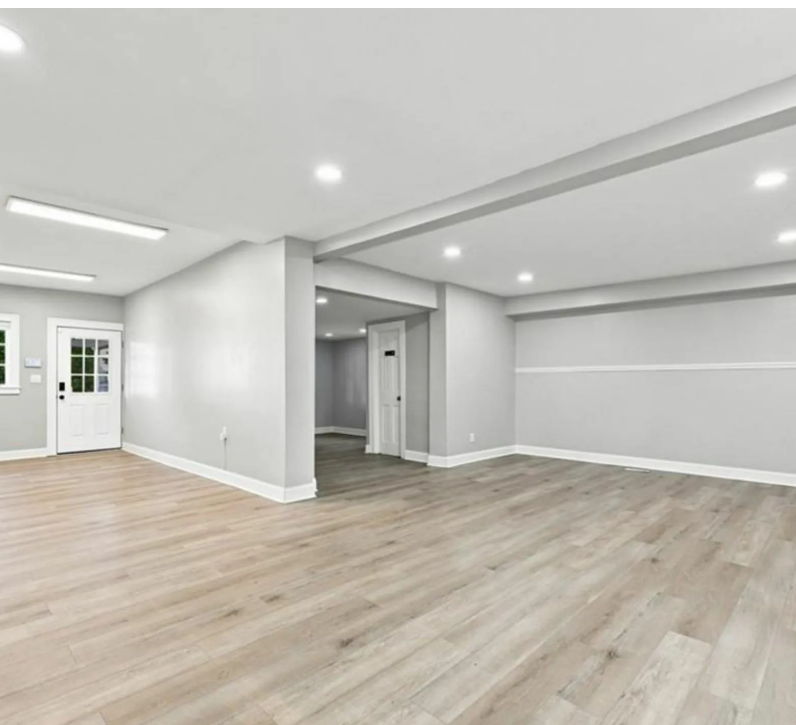
716.998.4422

rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14224

ADDITIONAL PHOTOS

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FLOOR PLANS

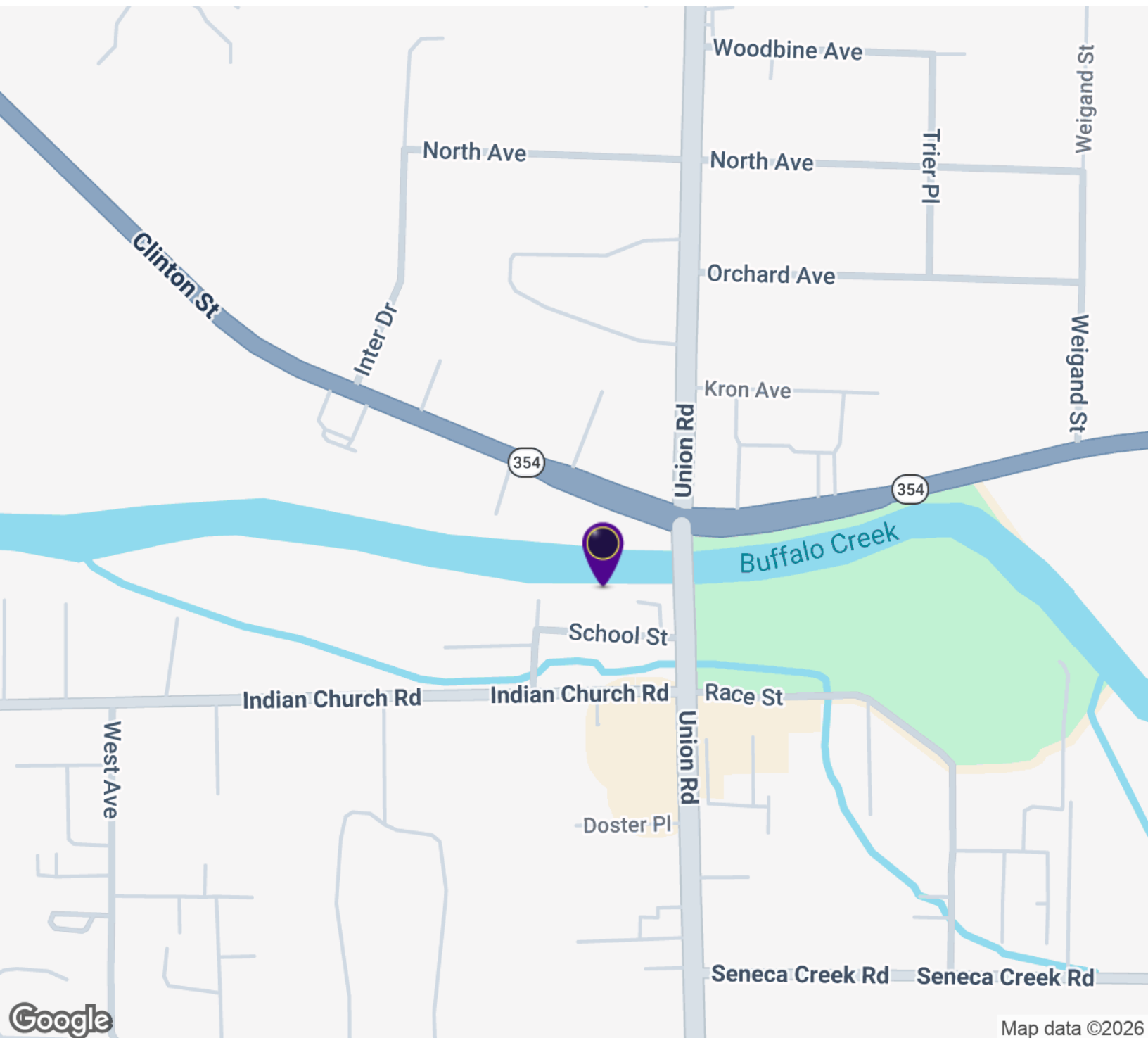
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LOCATION MAP

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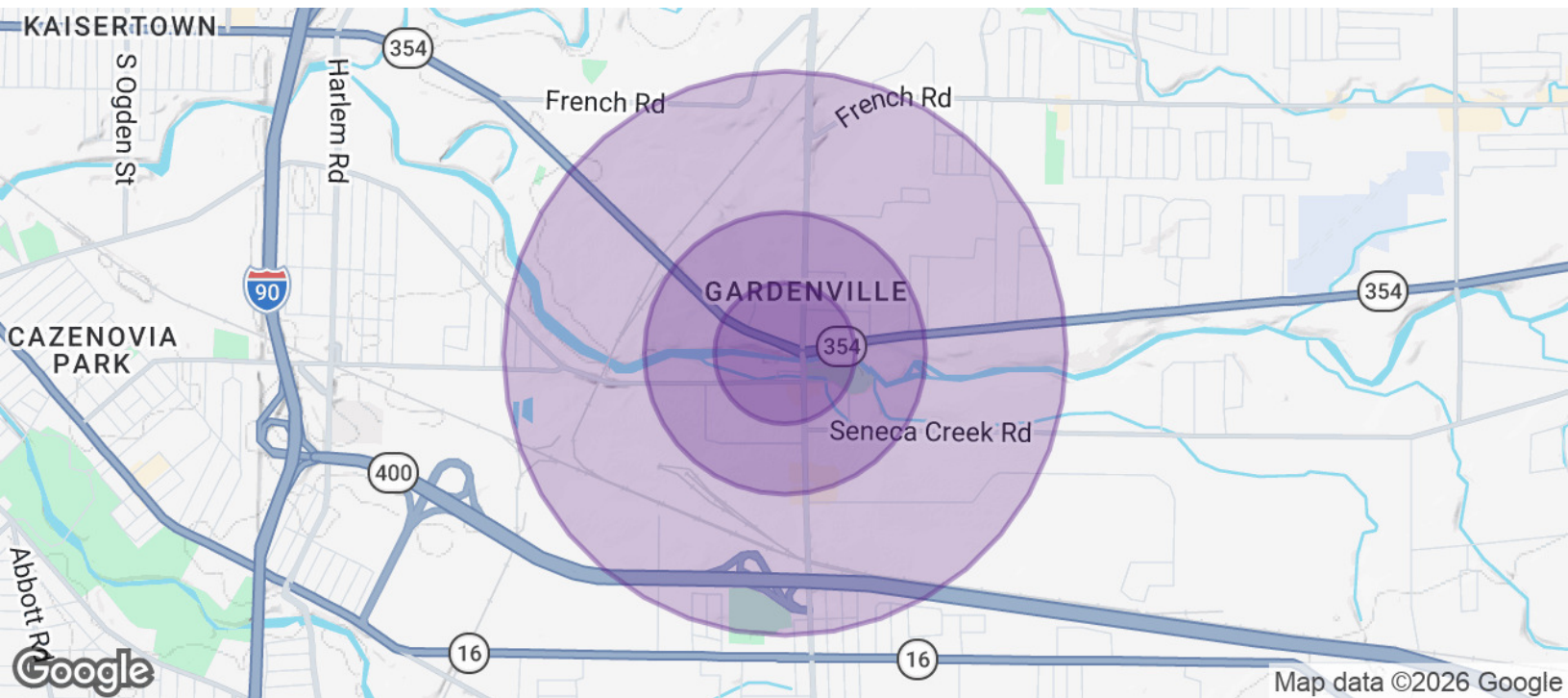
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	230	909	5,308
Average Age	48.0	46.8	43.7
Average Age (Male)	48.1	48.6	45.7
Average Age (Female)	47.3	45.1	42.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	137	518	2,680
# of Persons per HH	1.7	1.8	2.0
Average HH Income	\$62,982	\$65,937	\$76,003
Average House Value	\$243,917	\$242,925	\$225,282

2023 American Community Survey (ACS)



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