

Fredrickson Builders Supply

320 Maple Ave, Cassadaga, NY 14718



OFFERING SUMMARY

Sale Price:	\$1,200,000
Lot Size:	24.7 Acres
Year Built:	1920
Building Size:	3,800 SF
Zoning:	Business
Price / SF:	\$315.79

PROPERTY OVERVIEW

Fredrickson Builders Supply has proudly served the community for more than 100 years, offering lumber, building materials, hardware, and contractor services to generations of customers. This sale represents a rare opportunity to acquire not only a well-respected and fully operational business but also an expansive real estate package. Spanning nearly 25 acres across multiple tax parcels, the property includes 10 separate buildings with more than 30,000 square feet of usable space. The main retail store and showroom provide approximately 3,800 square feet for customer service, office functions, and inventory display. Several warehouses, pole barns, machine sheds, and storage facilities accommodate large-scale lumber, roofing, and construction materials, while open yard space supports bulk inventory, vehicle parking, and expansion opportunities. The site also includes a blacktop parking area for customers, a delivery fleet with crane service, and the infrastructure needed to support high-volume operations. The property and business are being offered together as a turnkey package, presenting the chance to step into a well-established enterprise with a strong reputation and loyal customer base. Whether continuing the operation as a builder's supply or reimagining the acreage and structures for new commercial or mixed-use development, this property offers unmatched versatility. Its combination of scale, location, and history makes it a unique investment in one of Western New York's most accessible and opportunity-rich corridors.



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LOCATION DESCRIPTION

Situated in the Village of Cassadaga, this property is centrally located along Maple Avenue with direct access to State Route 60, the primary connector between Jamestown to the south and Fredonia/Dunkirk to the north. The location provides excellent visibility and accessibility for both local and regional customers, with Interstate 86 and the New York State Thruway (I-90) less than a 20-minute drive. Cassadaga itself is known for its lakes, four-season recreation, and close proximity to the Chautauqua Institution, making it a vibrant area that attracts residents, visitors, and businesses alike. The property is positioned near schools, residential neighborhoods, and workforce resources including SUNY Fredonia and Jamestown Community College, further supporting growth and long-term operations. Its location near the Pennsylvania border also expands the potential customer base, drawing from multiple markets across Western New York and Northwestern Pennsylvania.

PROPERTY HIGHLIGHTS

- Prime 3,800 SF Building
- 25+/- Acres
- 10 Separate Buildings
- Historic 1920 construction
- Zoned for Business
- Located in Cassadaga area

ADDITIONAL PHOTOS

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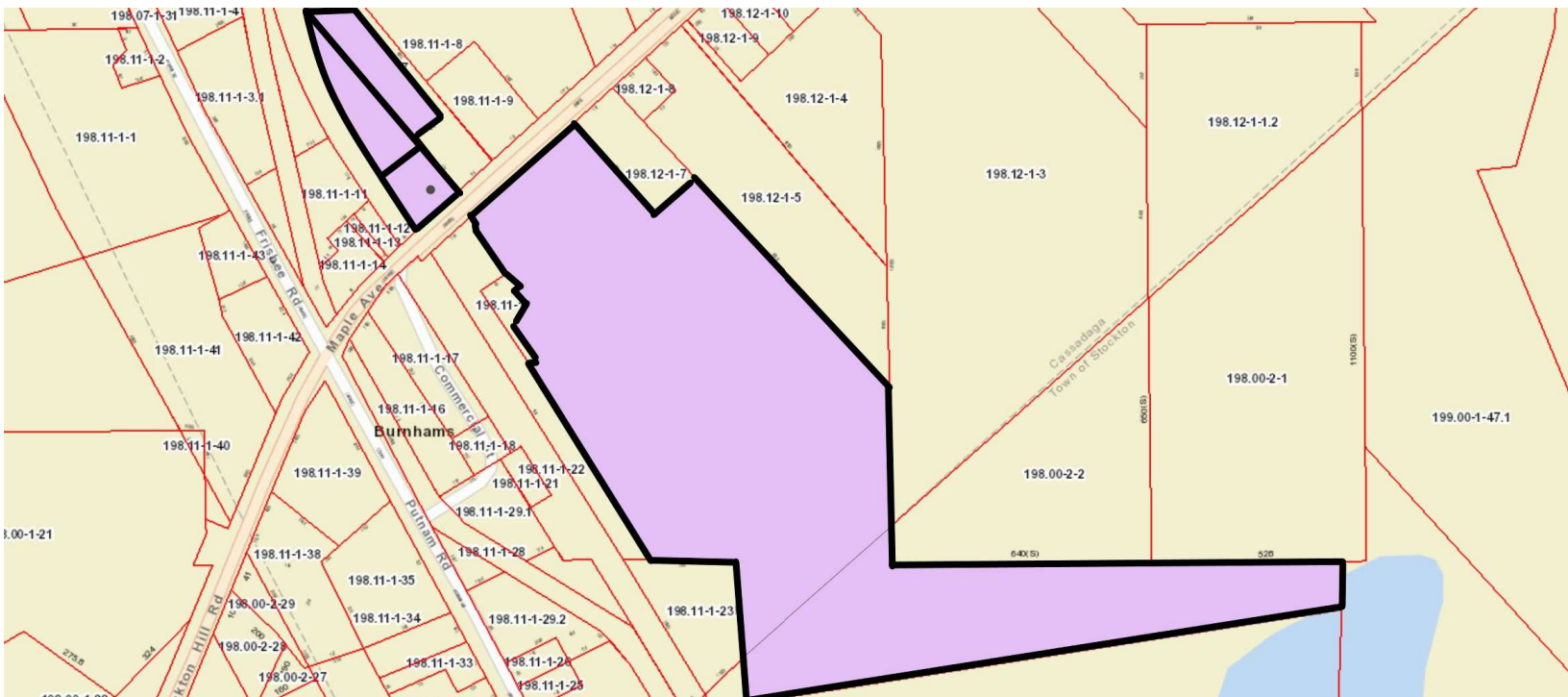
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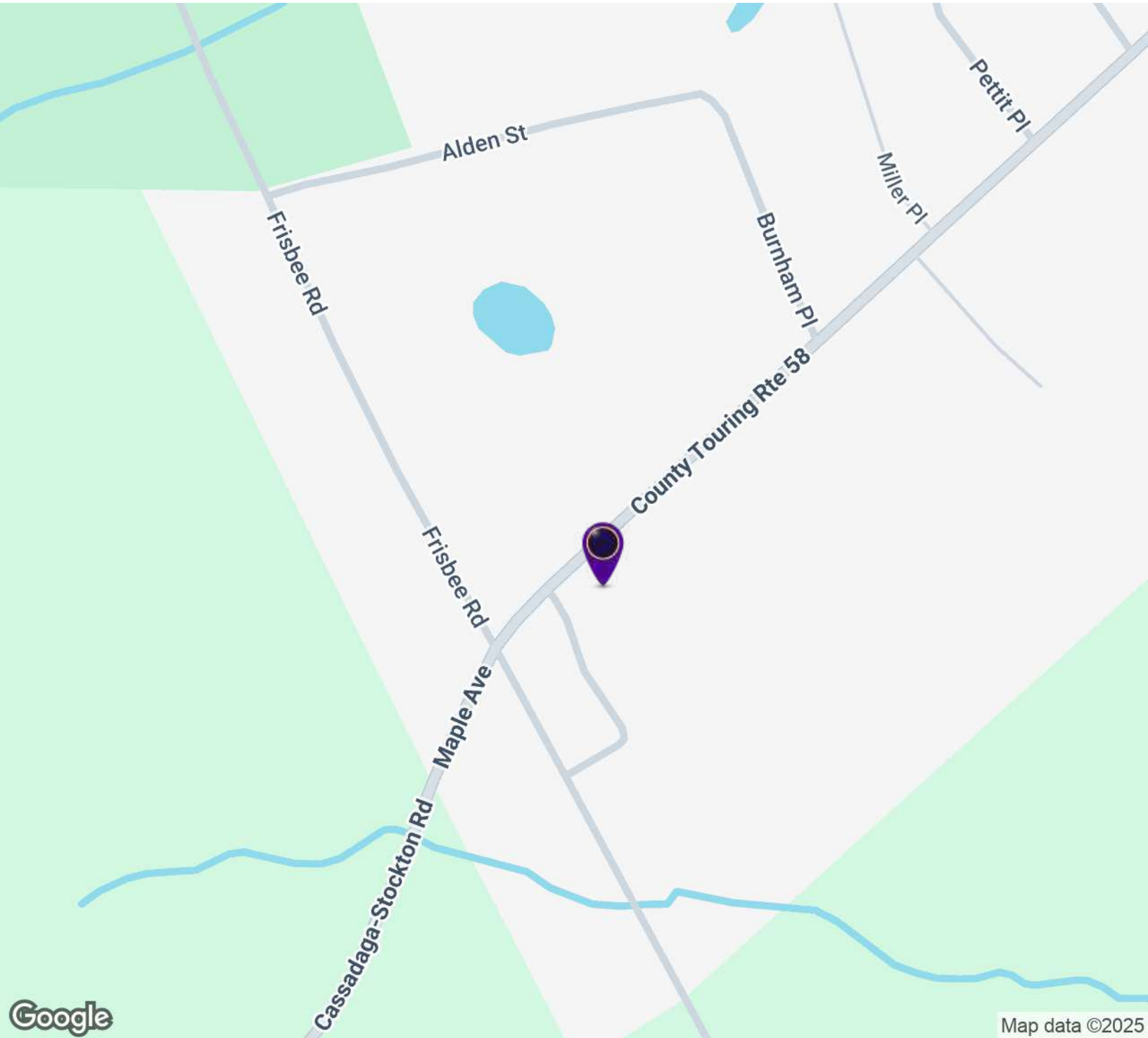


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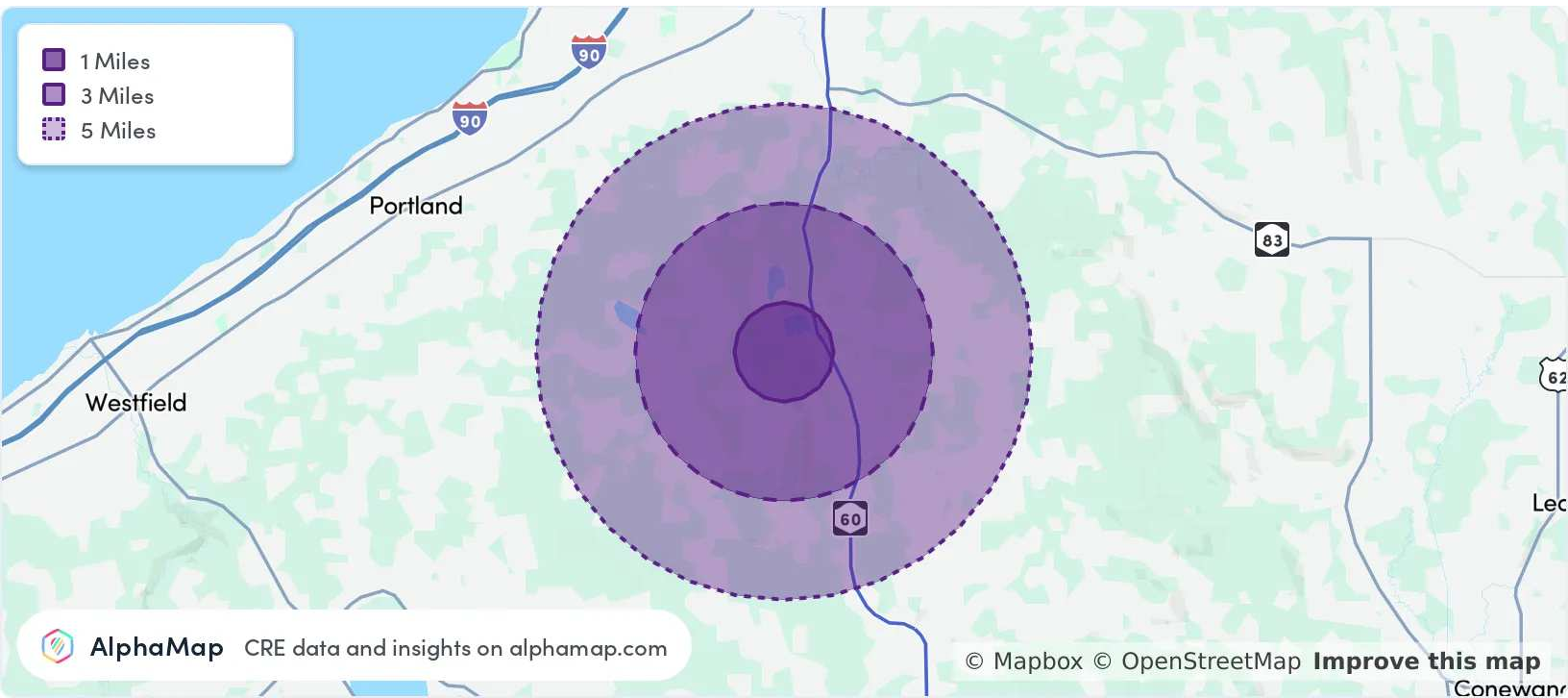


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	642	2,038	3,611
Average Age	46	46	45
Average Age (Male)	47	45	44
Average Age (Female)	46	46	46

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	292	904	1,559
Persons per HH	2.2	2.3	2.3
Average HH Income	\$74,208	\$76,259	\$78,435
Average House Value	\$155,927	\$163,784	\$165,169
Per Capita Income	\$33,730	\$33,156	\$34,102

Map and demographics data derived from AlphaMap



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