



75 Caldwell Place

Lackawanna, New York 14218

Property Highlights

- Centrally located South of the Buffalo and Erie County Botanical Gardens and South Park
- Fully conditioned open space
- Ample parking
- Renovated in 2010
- Full Commercial Kitchen and Bar
- Flexible layout and zoning, ideal opportunity for an owner user seeking the following uses - Industrial, flex, specialty, event, banquet, entertainment, storage, retail, and gathering space
- 260+ feet of frontage on both Nelson Place and Caldwell Place
- Seller would consider leasing back a portion of the property

Property Overview

Commercial building offers a versatile layout suitable for industrial, flex, specialty, event, banquet, entertainment, storage, retail, and gathering space. Ideal for an owner-user, the property provides a unique opportunity to customize space for a wide range of business operations.

Offering Summary

Building Size:	14,740 SF
Lot Size:	1.49 Acres

For More Information



Brian Askey

Licensed Real Estate Salesperson
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Chad Mahoney

Licensed Real Estate Salesperson
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Sale Price	Negotiable
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Location Information

Street Address	75 Caldwell Place
City, State, Zip	Lackawanna, NY 14218
County	Erie

Building Information

Building Size	14,740 SF
Number of Floors	1

Property Information

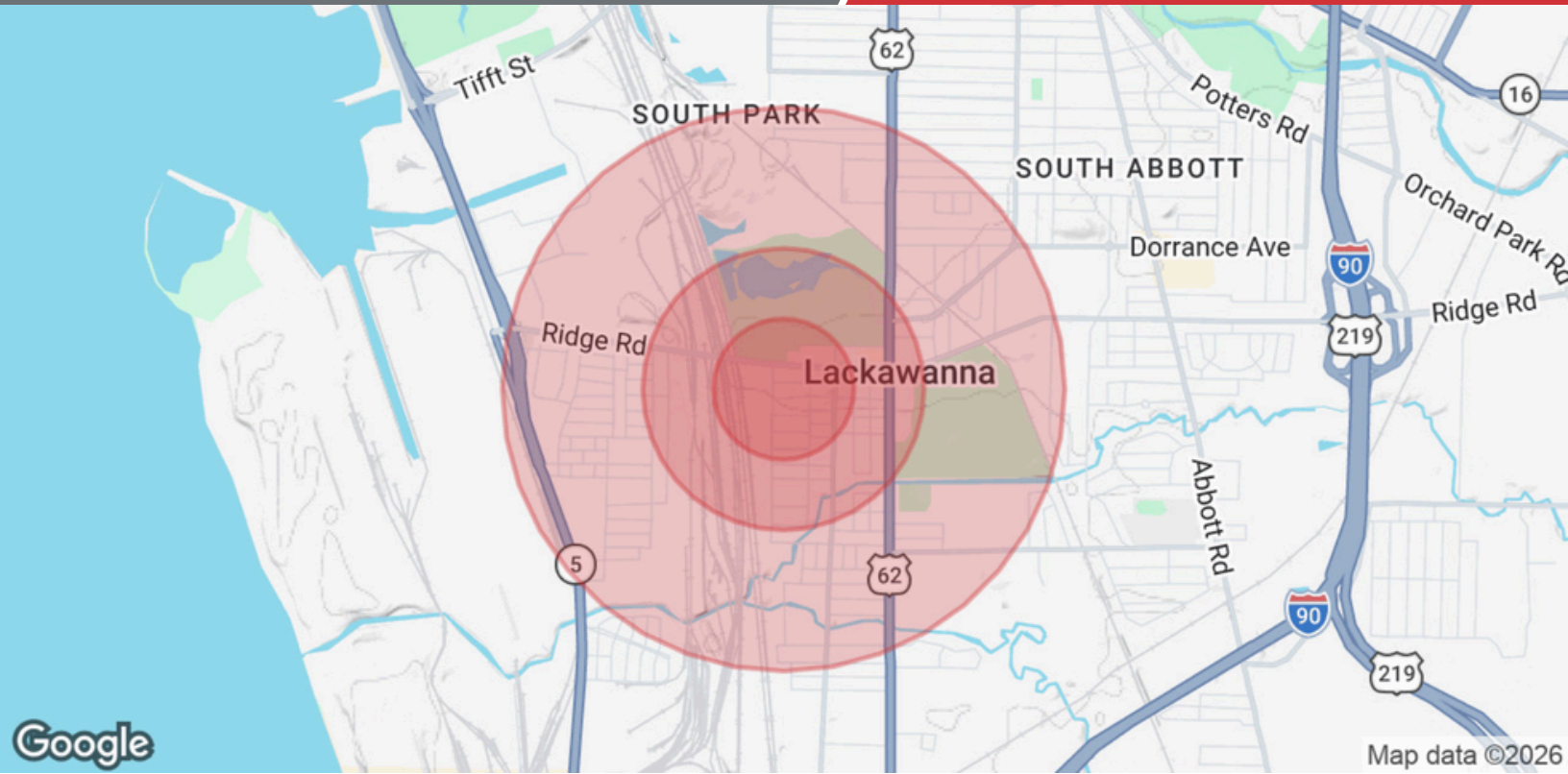
Property Type	Commercial
Property Subtype	Special Purpose
Zoning	C
Lot Size	1.49 Acres











	0.25 Miles	0.5 Miles	1 Mile
Population			
Total Population	1,200	3,789	10,832
Average Age	43.0	40.7	39.5
Average Age (Male)	29.3	33.5	39.2
Average Age (Female)	45.3	42.4	40.0
Households & Income			
Total Households	524	1,619	4,609
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$59,183	\$61,897	\$59,696
Average House Value	\$132,840	\$129,564	\$139,275

2023 American Community Survey (ACS)