

FOR SALE

7, 573 Sq. Ft. Building on One Acre Corner Lot
3640 Clinton Street, West Seneca, NY 14224



PROPERTY HIGHLIGHTS

- 5,812 SF 1st floor & 1,761 SF 2nd floor apartment
- Easily Converted to Office, Retail, Daycare
- Ample On-Site Parking
- Modern Two-Bedroom 2nd Floor Apartment with Separate Entrance
- Located just east of Union Road
- Close Proximity to Route 400 Expressway
- Great Demographics
- Adjacent Duplex also Available on .92 Acre Lot (27 Weigand St.)



HANNA
COMMERCIAL REAL ESTATE

344 Delaware Ave, Suite 200, Buffalo, NY 14202



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

Gregory Zadrozny
Associate Real Estate Broker

716.830.8943

GregoryZadrozny@HannaCRE.com

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