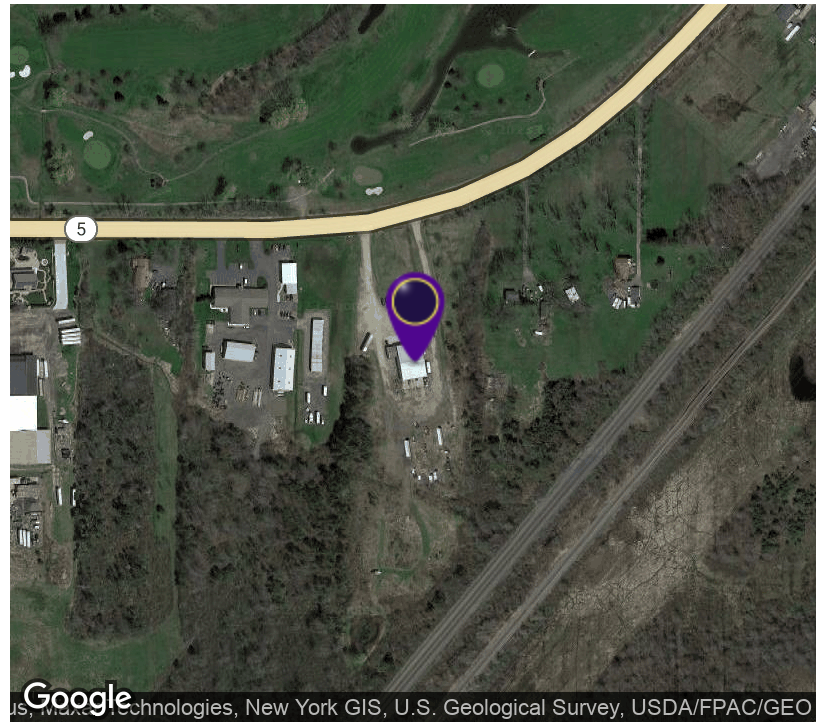


Motivated Seller !!!!! Auto / Truck Terminal

4849 West Lake Road, Dunkirk, NY 14048



SALE PRICE	\$999,900
OFFERING SUMMARY	
Available SF:	8,000 SF
Lease Rate:	\$5.50 NNN
Lot Size:	10.0 Acres
Year Built:	2000
Building Size:	4,849 SF
Renovated:	2018
Zoning:	Commercial

PROPERTY OVERVIEW

This auto garage/truck terminal located between Dunkirk and Fredonia is available for sale or lease. Ideal location for multiple different businesses. Situated on 10+/- acres with a frontage of 418' +/- and a depth of 1,408' +/- provides ample amounts of parking, land, and accessibility to utilize the property to your liking. Two separate entrances into the lot with a stone yard and 360 degrees driving access around the building. The building is divided into two parts, the office space, and the warehouse space. The office space is roughly 700+/- SF with two separate bathrooms, private offices, a breakroom, and access to the warehouse from the front and rear of the office. The warehouse is a steel beam structure, 70' wide and 100' deep, with drive-thru bays. 5 total overhead 14' x 14' doors with two bays having drive-thru compatibility. Concrete flooring is 6" thick in the office space with 8"-12" thick in the warehouse. Heated floors provide an excellent work environment. The warehouse also equipped with a locker room with laundry, showers, and bathrooms. The warehouse space had an oil-burning system for waste oil, multiple lifts, and a pit/trench for convenience working on any vehicle. Additional storage space located above the office area with I-Floor Joist to support extra supported weight.



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PROPERTY SUMMARY

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4849 West Lake Road, Dunkirk, NY 14048



LOCATION DESCRIPTION

Located on Route 5 across from the Shorewood Country Club. This property is centrally located between Downtown Dunkirk and Fredonia making it easily accessible to both locations. Minutes from the New York State Thruway I-90 and Route 20.

PROPERTY HIGHLIGHTS

- Excellent Location
- Auto Garage / Truck Terminal
- 10+/- Acres of Land
- 8,000 +/- SF Building with 7,000 +/- SF Warehouse & 1,000 +/- SF Office
- 5 Overhead 14' x 14' Door
- Heated Concrete Floors
- 2 Drive Thru 70' Long Bays
- Stone Yard with 360 Degrees Driving Access



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ADDITIONAL PHOTOS

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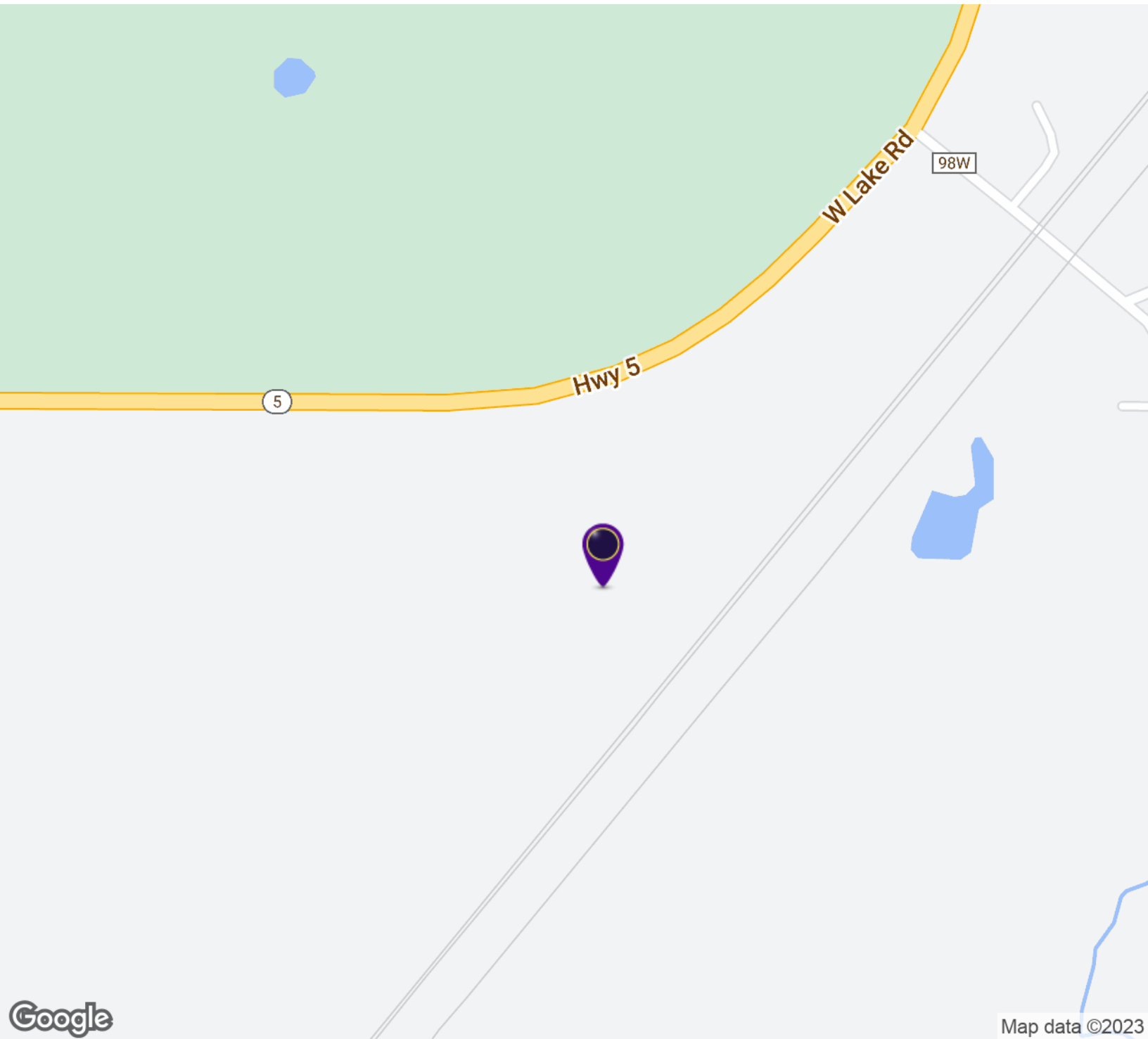


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LOCATION MAP

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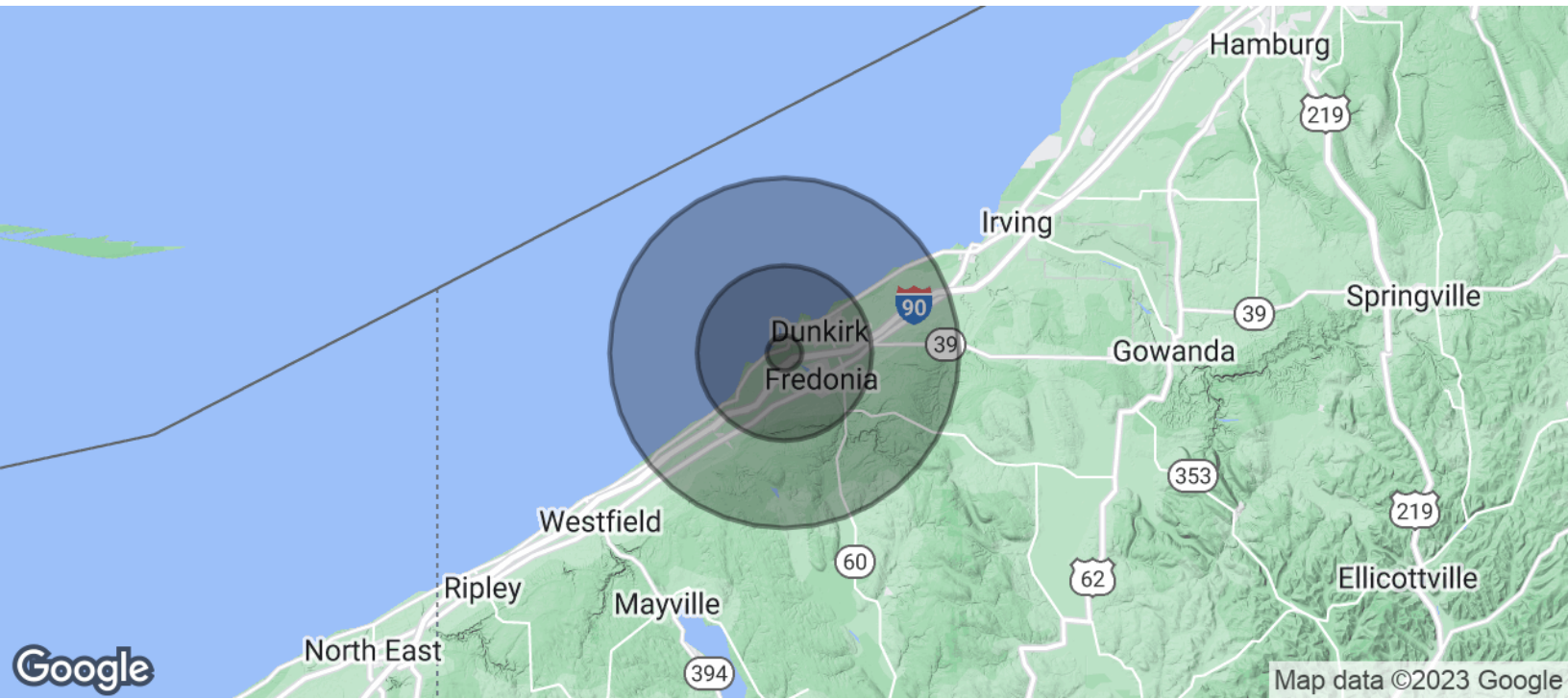


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	408	31,632	41,924
Average Age	44.3	35.0	36.9
Average Age (Male)	40.0	32.6	34.6
Average Age (Female)	46.4	36.9	38.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	159	12,354	16,163
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$57,597	\$48,060	\$49,468
Average House Value	\$139,196	\$118,737	\$121,713

* Demographic data derived from 2020 ACS - US Census



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