FOR SALE 7264 Southwestern Boulevard Eden, NY 14057





Pyramid Brokerage Company



4,800 + SF Warehouse on 1.84 + Acres

Property Highlights

- Freezer space located within the warehouse
- 14'-17' clear height
- Equipped with three (3) grade doors
- One (1) truck dock leading directly into the freezer
- Over 20 parking spaces on-site
- Approximately 1,250 SF of office space
- Strategically located near the I-90 on/off ramps
- · Situated on a major throughfare in Southwestern Boulevard
- · Ideal for: food companies, contractors, and distributors

Contact

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Building Features		
Total Building Size	4,800 <u>+</u> Sq. Ft.	
Lot Size	1.84 <u>+</u> Acres	

Demographics	1 Mile	3 Miles	5 Miles
Population	714	13,860	26,166
Average H.H. Income	\$112,479	\$109,667	\$113,876
Source: ESRI Business	Analyst 2023	3	

14 Lafayette Square, Suite 1900 Buffalo, New York 14203 +1 716 852 7500 pyramidbrokerage.com

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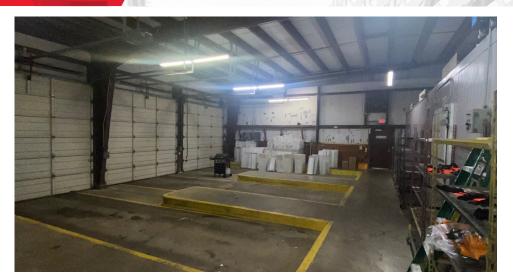
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Property Photos

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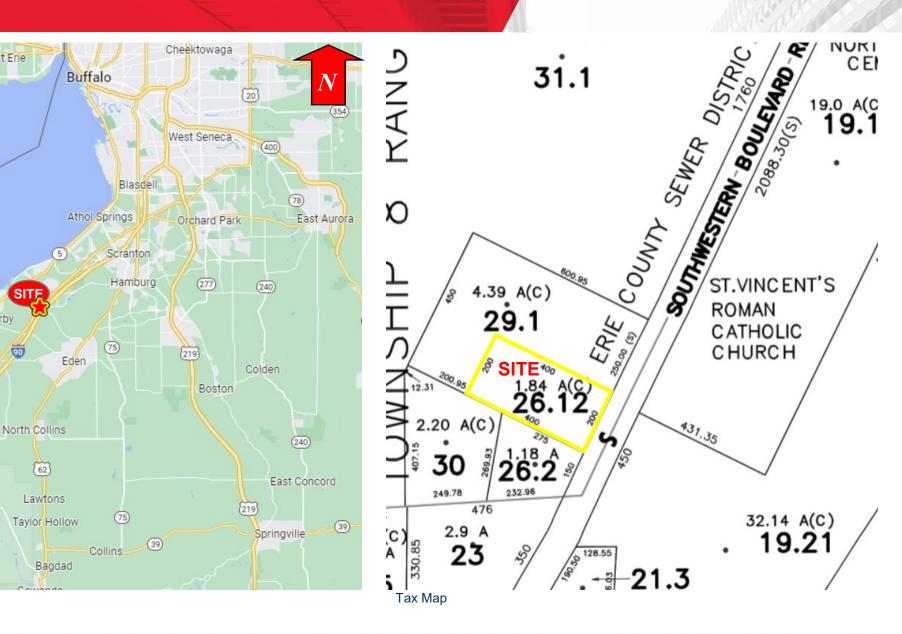


Aerial

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CUSHMAN & WAKEFIELD

Pyramid Brokerage Company

Location Map

(438)

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Angola on

the Lake

Angola

(249)

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Fort Erie

Derby

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