

# FOR SALE

*Mixed-Use Investment Property  
with 10+ Acres of Vacant Land*

361 Delaware Avenue  
Buffalo, NY 14202-1688  
Phone: (716) 856-7107  
Fax: (716) 856-7214



**6597-6615 S. Transit Rd. Lockport, NY**  
(3 Parcels)

Mixed-use property with office, retail, single and multi-family homes. 10+ acres of vacant land provides unlimited potential to expand current business park or new development.

## RealtyUSA

**Commercial Division**

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*Additional information of reverse side*

***6597-6615 S. Transit Rd. Lockport, NY***



***Main Building Front View***



***Main Building Side View***



***Two-Family Home***



***Vacant Land with Storage Building***

**Features:**

- Daily Traffic Count of 32,000 Vehicles
- Excellent Visibility with 471 Ft. of Frontage on S. Transit Road
- Large Parking Areas
- 6" Main Water & Sewer Lines
- Office and Retail Space at 85% Occupancy

The above information has been obtained from sources believed to be reliable but not confirmed by the seller or Realty USA. As a result, any person (or party) interested in the purchase/lease of a property shall do so in reliance upon his own judgment, personal investigation and audit of all financials.