



McGuire Development Co

Trust Through Transparency

Real Estate Services Group

SALE | LEASE | CONSULTING | BROKERAGE DEVELOPMENT

Grant Elementary School

25 Grant Street

North Tonawanda, NY 14120



Available For Sale

- Building Sq. Ft.: 40,000 sq. ft.
- Use: School
- Acres: 4
- Corner of Christiana St & Vandervoort
- 2 stories
- Zoned - R-C
- Parking: Ample
- Tenants: Currently Occupied by 6 separate Tenants
- Utilities: All in working order
- Asking Price \$675,000



Contact: Vito Picone (716) 829-1970
McGuireDevelopment.com



3-mile radius

Median Age

<u>2012</u>	<u>2017</u>
43.7	44.7

Average Household Income

<u>2012</u>	<u>2017</u>
\$59,133	\$66,887

Population

<u>2012</u>	<u>2017</u>
72,131	72,193

5-mile radius

Median Age

<u>2012</u>	<u>2017</u>
40.8	41.5

Average Household Income

<u>2012</u>	<u>2017</u>
\$60,589	\$68,422

Population

<u>2012</u>	<u>2017</u>
182,538	183,666



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