

FOR SALE

UNIQUE MULTI-PURPOSE PROPERTY

7312 Chestnut Ridge Road, Lockport, NY 14094



Property Overview:

- 4 Buildings Totaling 18,000+ SF on 1.8 Acres
- Building 1: 2,500 SF Veterinary Clinic within Historic Dairy Farm.
Multiple Exam Rooms, Private Offices, Large Attic, Loading Dock
- Building 2: 1,260 SF House with multiple apartments set back off the road
- Building 3: 5,600 SF Barn- two story, newer metal roof, 200 Amp - 3 phase electrical service
- Building 4: 8,960 SF Barn- two story, rustic look, large open green space
- Parking for 25+
- 475' frontage



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.

William K. Heussler
Associate Real Estate Broker

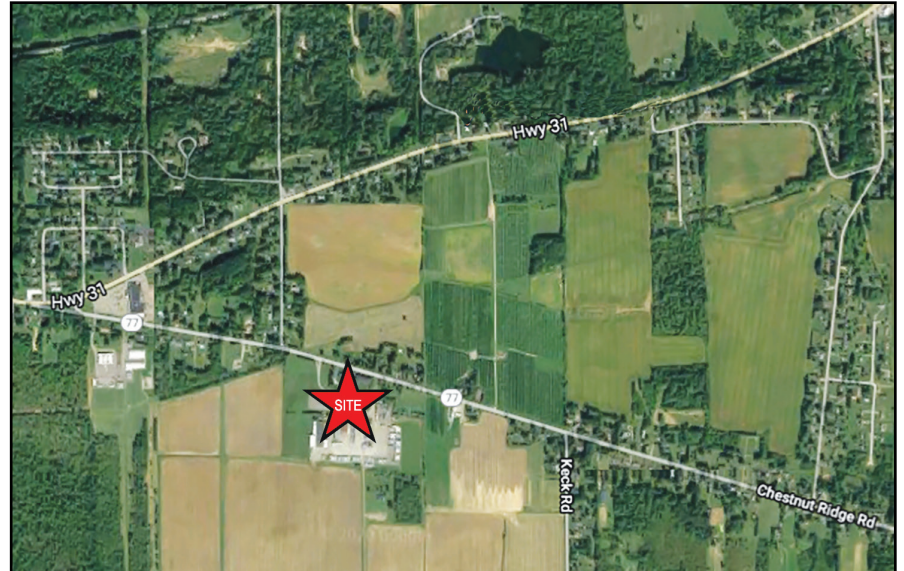
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