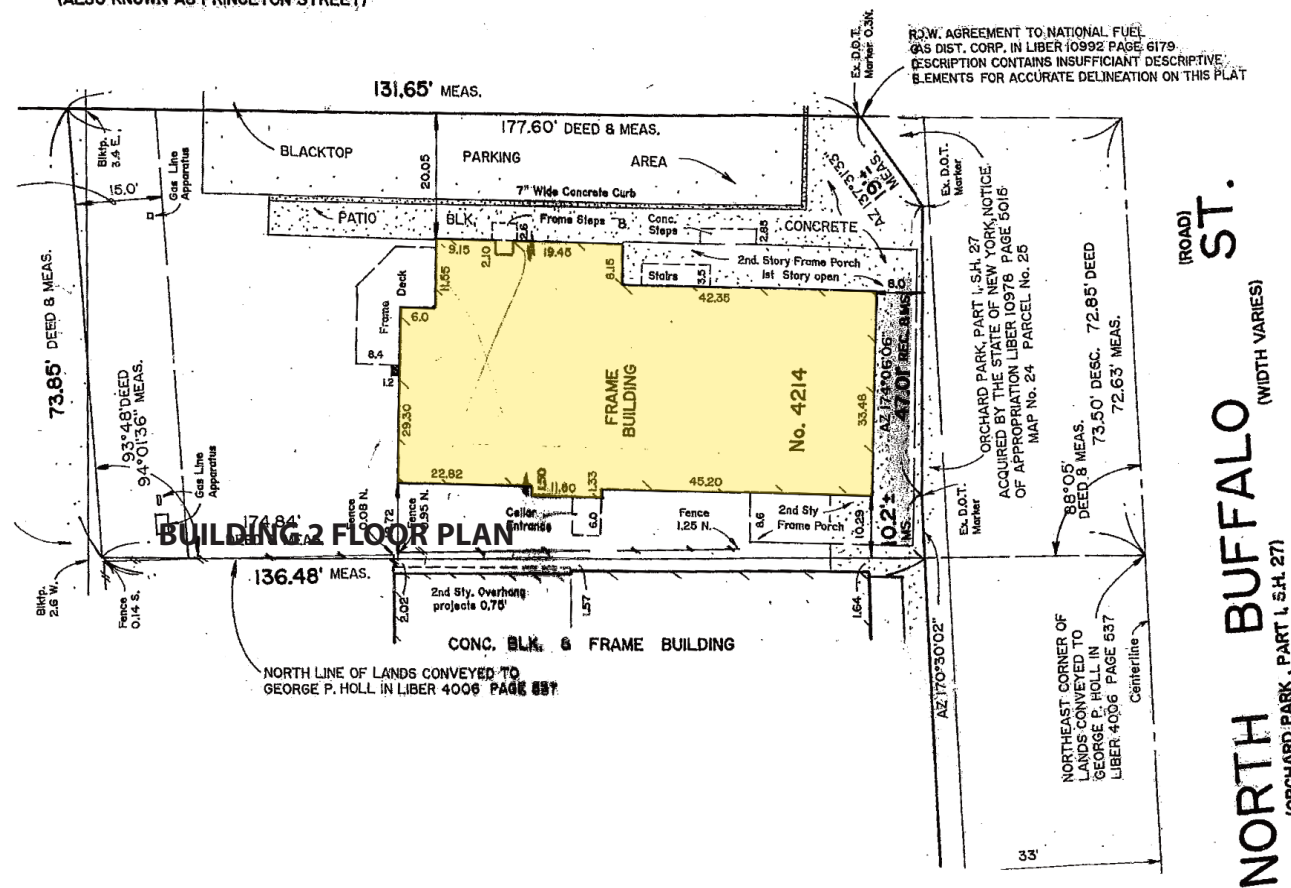


PRINCETON PLACE
BUILDING 1 FLOOR PLAN
(ALSO KNOWN AS PRINCETON STREET)



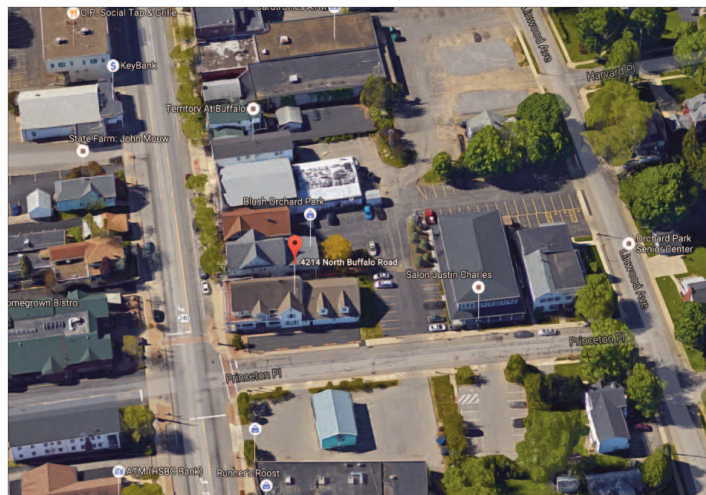
FOR SALE OR LEASE

4214 North Buffalo Road Orchard Park, New York



PROPERTY DESCRIPTION

Beautifully renovated, rentable, climate controlled, Class A office, hospitality and garage/storage space. This highly visible, corner building with frontage on both N. Buffalo Road and Princeton Place is located in the first block, commercial heart of the historic Village of Orchard Park, New York. This is a rare opportunity for mixed use, rental, investment or owner-user options. B-2 zoning permits wide variety of principal uses. Eight (8) vehicle climate controlled garage, plus off-street parking for 10-12 vehicles.



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403 Main St., Suite 400
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The information, statements, and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. All offerings subject to errors, prior sale, lease, or withdrawal without notice.



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4214 North Buffalo Road Orchard Park, New York



PROPERTY OVERVIEW		DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Lot Size	0.30 +/- acres	Total Population	5,200	32,758	95,819
Total Space	7,962 +/- SF	Total Households	2,243	13,060	39,479
Year Built	1895	Ave. Annual Income	\$100,661	\$93,760	\$80,095
Year Renovated	2013				
Traffic Count	14,206 ADT				
Parking	On site				



PROPERTY DESCRIPTION	BUILDING FEATURES
First Floor– Approximately 3,972 +/- SF featuring unique 20’rustic bar, full appliance kitchen, lots of open space, garage, and wrap around porch. Second Floor– Approximately 3,990 +/- SF with two (2) separate bathrooms, one with beautiful walk in shower. Lots of ambient light, open space (cubes) with three (3) hard wall rooms. Wrap-around deck with three (3) separate doors including double doors.	■ Climate controlled forced air heating and cooling ■ Schlage hardware throughout the building ■ Security thru entire building – Amherst Alarm ■ Intercom system and cameras ■ Heated gutters ■ Eight (8) car indoor parking with automated doors ■ 11 surface car parks on site ■ Free Municipal parking across the street ■ Built in 1895 completely renovated in 2013 ■ B-2 zoning – office/retail/restaurant/bar/entertainment ■ Fantastic visibility with great street presence – 14,206 ADT

