

5322 Scranton Road - Direct Lease

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5322 Scranton Road Hamburg, NY 14075

County:	Erie
Suite/Floor:	
Space Type:	Retail Free Standing Bldg
Lease Type:	N/A
Date Available:	Immediate
Space Available:	3,140 SF
Rental Rate:	\$9.55/SF/Year
Building Size:	4,500 SF
Year Built:	1940



Space Description

Property Description

Two separate commercial buildings. Can be leased separately or combined. Building A consists of 1,600 sq ft and 16' high ceilings with two 14' high drive in doors. Second floor office overlooks shop area with kitchen / break room. Plenty of parking. Asking \$1,250 month. Includes taxes and insurance. Is adjacent to Mills Welding. Includes a two story, 2 family house that is fully rented and Mills welding supply has been a tenant in this building for over ten years. When fully leased the income could be \$4,700 per month. Also has two vacant building lots on corner adjacent to the house at first street. Also for sale for \$395,000.

Location Description

Located between Camp Rd. Rt. 75 and South Park Avenue. Scranton Rd. is used frequently as a short cut to and from the AgriCenter. Hamburg Race Track and Casino is within one mile on NYS Thruway exit 57.



- Highly visible
- Excellent location
- Plenty of Parking

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