

Location

Address: 1440 Buffalo St.,
 Silver Creek, NY 14136
County: Chautauqua
Town: Hanover
Schools: Silver Creek

Office Code: SCH-223

List Price: \$150,000
(COMMERCIAL BUILDING & STORAGE UNITS)



Subagent Commission: 3% - Buyer Broker Commission: 3%

Tax & Land Information

Approx. Taxes: \$3,591.68
Assessed Value: \$127,500
Property ID: 32.14-1-15,16
Lot Size: 1.6 acres
Frontage: 510'
Zoning: Commercial

Details/Information

Year Built: 1965
Approx. SqFt.: 4904
Style: single story
Construction: block
Exterior: brick & block
Color: red/tan
Rooms: 7
Bedrooms: N/A
Bathrooms: 2
Windows: thermopane (new in 2003)
Age of Roof: unknown
Fireplace: no
Insulation: some
Attic: no
Basement: no
Foundation: slab
Garage: N/A
Garage Size: N/A
Driveway: gravel parking area
Water: municipal, sewer

Floor: c = ceramic; hw = hardwood; l = linoleum; v = vinyl; w = wood; ww = wall to wall;
 Level: b = basement; 1 = 1st floor, 2 = 2nd floor, etc. (All dimensions are rounded to nearest 1/2 foot)

Room	Size	Floor	Level
Living Room:	-	-	-
Dining Room:	-	-	-
Family Room:	-	-	-
Kitchen:	-	-	-
1 st Bedroom:	-	-	-
2 nd Bedroom:	-	-	-
3 rd Bedroom:	-	-	-
4 th Bedroom:	-	-	-
1 st Bathroom:	-	-	-
2 nd Bathroom:	-	-	-
Laundry/Utility:	-	-	-

Other Features:
Built-ins:
Furnace: FHA, gas
Electric: TBD **Water Heater:** 40 gallon, gas
Other 2600 sq.ft. storage facility w/30 units (22 10x10 @ \$53/mo, 8 5x10 @ \$29/mo, 3 Bldgs.: 20x30 @ \$170/mo, 1 30x30 @ \$185/mo - \$2093/mo total when full)

Remarks: This is a large commercial building along with a self-storage business in Silver Creek, NY. The storage business consists of 22 10x10 units (\$53/mo), 8 5x10 units (\$29/mo), 3 20x30 units (\$170/mo) and 1 30x30 unit (\$180/mo) for a total monthly income of \$2088. Owner financing possible with \$30,000 down. For further information or an appointment to view this property, please contact Milt Steiger at (716) 679-8277 or via e-mail at milt@steigerrealty.com.

Directions: Located on Route 5 in Silver Creek, at the end of Buffalo Street. Sign in place.

Occupied: no
Possession: closing

The information contained herein is considered reliable but is not guaranteed. Parties interested should satisfy themselves as to accuracy.