

# COLBY

Development, LLC

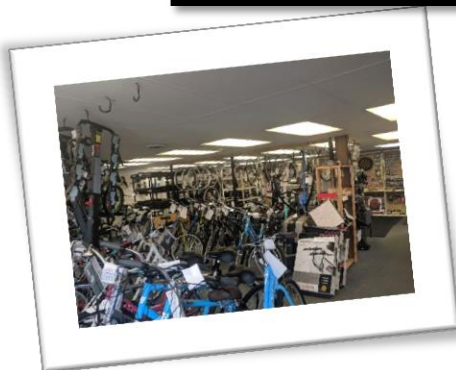
## FOR SALE

### 2474 George Urban Blvd, Cheektowaga, NY

### \$99,900.00

**Retail Store Building!  
Currently Occupied as  
Bicycles and More**

Excellent location. Over 3000 Sq Ft of Retail Space on Busy Street. Has attached apartment for possible use as an owner occupied business. Building being sold "as is". Business available for purchase also.



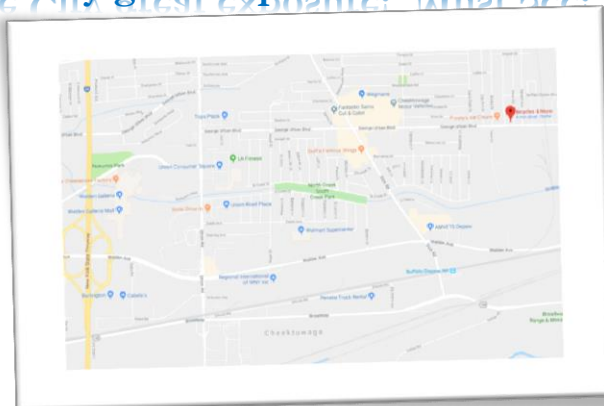
### Excellent Location

- Located on Busy George Urban Blvd
- .9 miles from George Urban and Dick
- 1.2 Miles from George Urban and Transit
- 2.1 Miles from the Galleria Mall
- 3.3 Miles from Buffalo International Airport
- Over 13,000 Cars Pass Daily (2012)
- Close by Supermarkets and Other Retail

### Opportunities & Assets

- Taxes for Building and lot approx. \$5000
- Occupied and Maintained
- Retail Front on George Urban
- Parking in front and back- roughly 20 spots available
- Apartment attached
- Close by to many amenities
- Good opportunity for another bike shop or any retail or office setting

**Well maintained building in the heart of the City great exposure! Must See!**



**AnneMarie Spragins**

NY State Real Estate Salesperson

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