

COLBY

Development, LLC

FOR SALE

121-123 Lake Shore Drive East
Dunkirk, NY 14048

ASKING: \$129,900
2,956 sqft Building
4,050 sqft Lot
6,000 sqft Parking Lot
Office/Retail/Parking

This Laundromat is located along hwy 5, on the corner of Lake Shore Dr E and S Beaver St, just a few moments away from the harbor. The building is estimated at 2,956 SQFT and sits on a 4,050 sqft Lot with adjacent parking to the right at approximately 6,000 SQFT.



Excellent Location & Visibility

- Located on hwy 5
- Near harbor
- Close proximity to:
 - Tim Hortons
 - Clarion Hotel
 - Apartment Building
- Traffic is estimated to be around 11,420 vehicles per day.

Opportunities & Assets

- Efficient space for office/retail
- Convenient and ample parking
- Established location
- Unit Signage exposure
- Includes equipment & trade fixtures



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