

PRICE REDUCTION FOR SALE

Numerous Possibilities for Redevelopment!!



**5138 South Park Avenue
Hamburg, New York 14075**

- Former Immaculata Academy
- Approximately 46,500 SF, 2 – story brick building
- Condition: Good
- 28.1 Acres of land
- Over 500 feet of frontage on South Park Avenue
- East boundary is Bayview Road
- Zoned R3 – Residential Multi-Family
- 2.1 miles to Camp Road entrance to NYS Thruway
- ***Purchase price for only the building and approximately 10 acres is \$1,500,000.00***

Asking Price: \$1,900,000.00

***Contact Tony D’Auria or Jim Carminati at Waterbourne Real Estate Advisors, LLC for information
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