

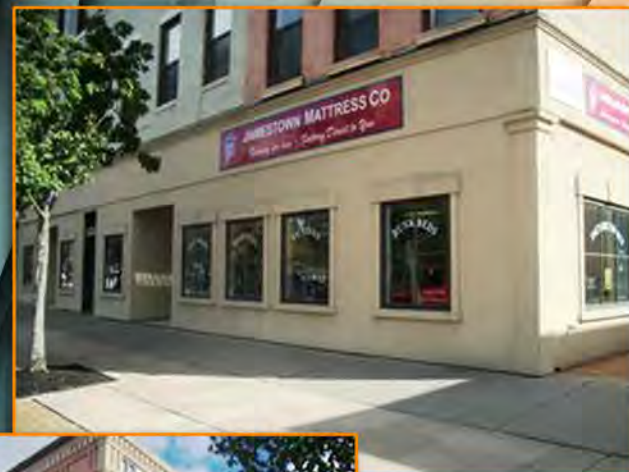
Commercial Building for Sale
6, 8, 10, 12 West Main Street - Fredonia, NY 14063

MLS Number	1033466
Listing Firm	Midtown Realty Company, Inc.
List Price	\$485,000
Property Type	Commercial
Style	3 Story
Address	6, 8, 10,12 West Main Street
City	Fredonia
Township	Pomfret
County	Chautauqua
School	Fredonia
Bedrooms	7
Full Baths	4
Half Baths	2
Color	Cream
Lot Dimensions	46 x 100, 21 x 99, 20 x 100
Est. Annual Taxes	\$19,058
Financing	Assumable loan to qualified buyer

MIDTOWN REALTY CO



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**COMMERCIAL BUILDING
FOR SALE**

**6, 8, 10, 12
West Main Street
Fredonia, NY
14063**

6, 8, 10, 12 West Main Street Fredonia, NY 14063



A Prime Commercial Building in the Heart of Downtown Fredonia

Featuring 3 retail businesses and 1 professional office suite on the first floor, 4 nicely remodeled apartments on the second floor, and unfinished space on the 3rd floor for possibly 3 more apartments.



Great Professional Office Suite

Beautifully maintained, 1550 square foot professional office suite with reception area, 4 large offices, breakroom, nicely carpeted, and ready for business as an accounting, doctor, or attorney's office and much more. Furnishings are negotiable.



Spacious First Floor Common Area

Every office needs a great breakroom. The first floor common area includes all accommodations such as a kitchen, dining area, and men's and women's restrooms.



Investment Income Property

The second floor boasts 1 one-bedroom and 3 two-bedroom apartments with one full bath in each unit. Every apartment pays its own utilities, including water and sewer.



DON'T MISS OUT ON THIS EXCELLENT OPPORTUNITY!

**CALL TODAY!
716-680-2865**