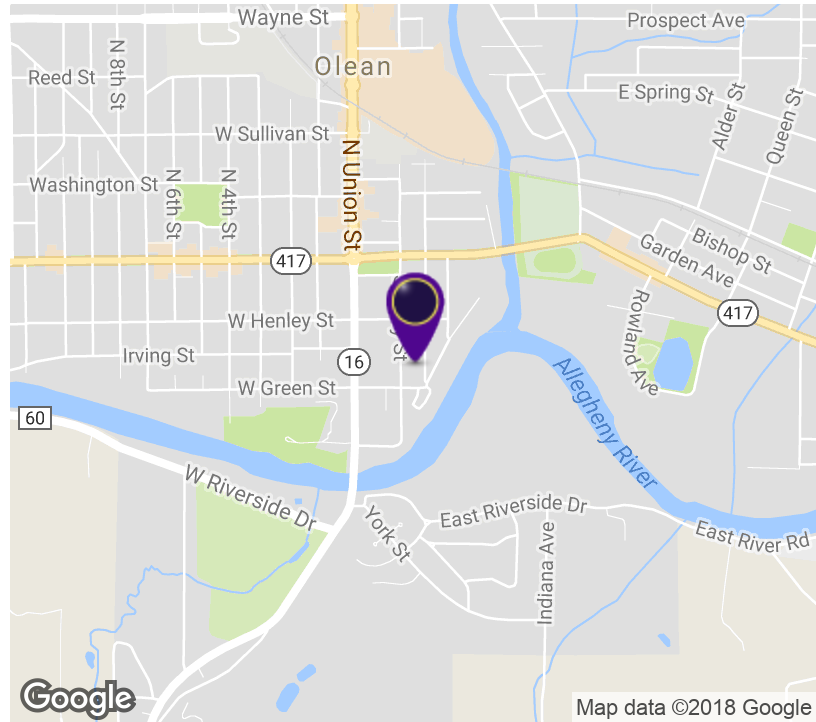


Former West Penn Hardwoods

230 South Clinton, Olean, NY 14760



OFFERING SUMMARY

Sale Price:	\$410,000
Available SF:	9,000 SF
Lease Rate:	\$2 SF/yr (NNN)
Lot Size:	3.0 Acres
Building Size:	90,000 SF
Zoning:	Industrial
Price / SF:	\$4.56

PROPERTY OVERVIEW

Large industrial property sitting on 3 acres of land. Many new capital improvements include a \$63,000 alarm/camera system, an office addition in 2008 costing over \$153,000, new roof on back portion of building, infrared heat at building entrance, new bathroom in front, renovated basement, repaired elevator, new fence on Clinton side, new lighting, and more.

The Industrial Development Agency in Olean offers an On The Job training program which reimburses partial employee wages during training period determined by candidates experience.

This includes a 1 acre site across the street. This property is a great opportunity in a great neighborhood. Please contact the listing broker for more information. It is priced to sell.

LOCATION OVERVIEW

Great location near the corner of Union Road and West State St. Along side Allegheny River. Four dock doors on Clinton Side and five dock doors on Barry St. Close proximity to PA and the I 86 Expressway. Wonderful, popular area to be in.

PROPERTY HIGHLIGHTS

- Many new capital improvements
- \$63,000 Alarm/Camera System
- 1600 Amp Service
- Replaced lighting in the warehouse



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ADDITIONAL PHOTOS

Former West Penn Hardwoods

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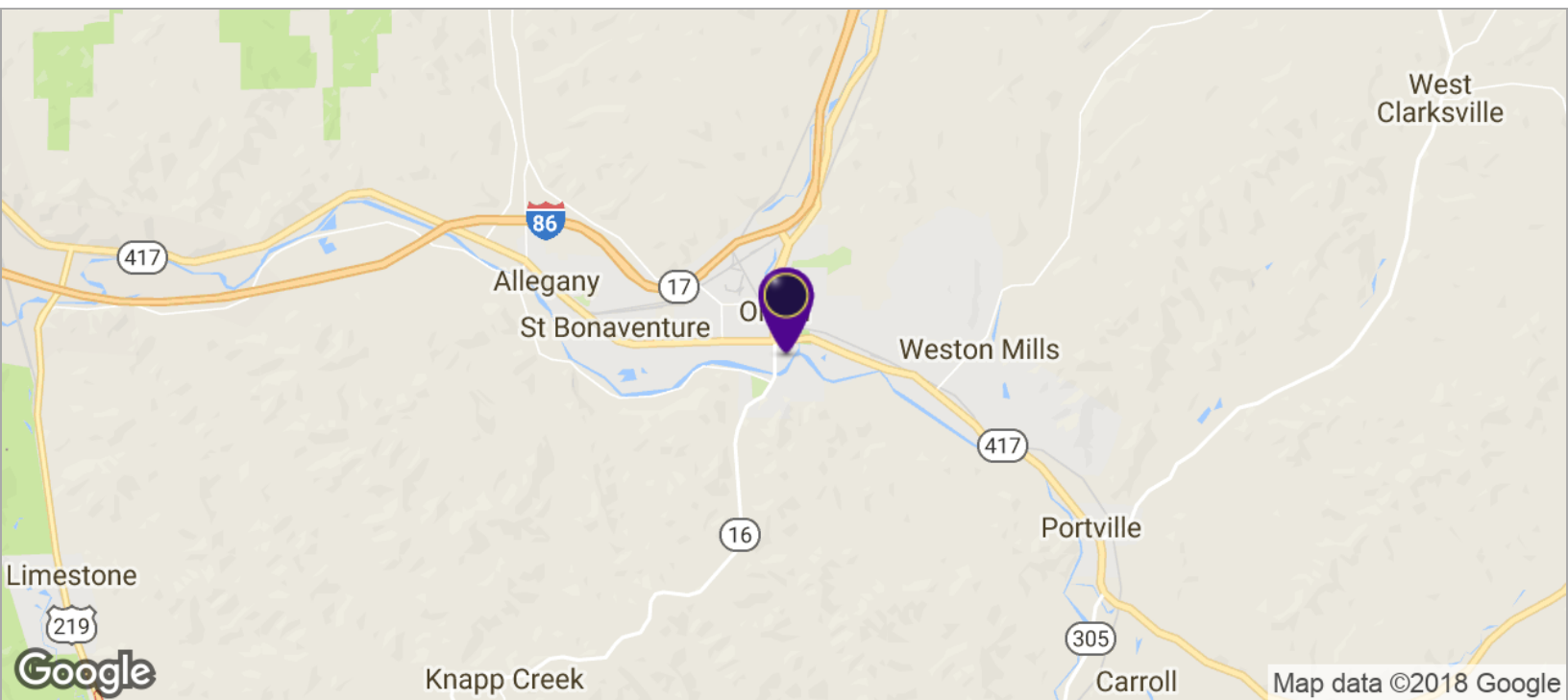
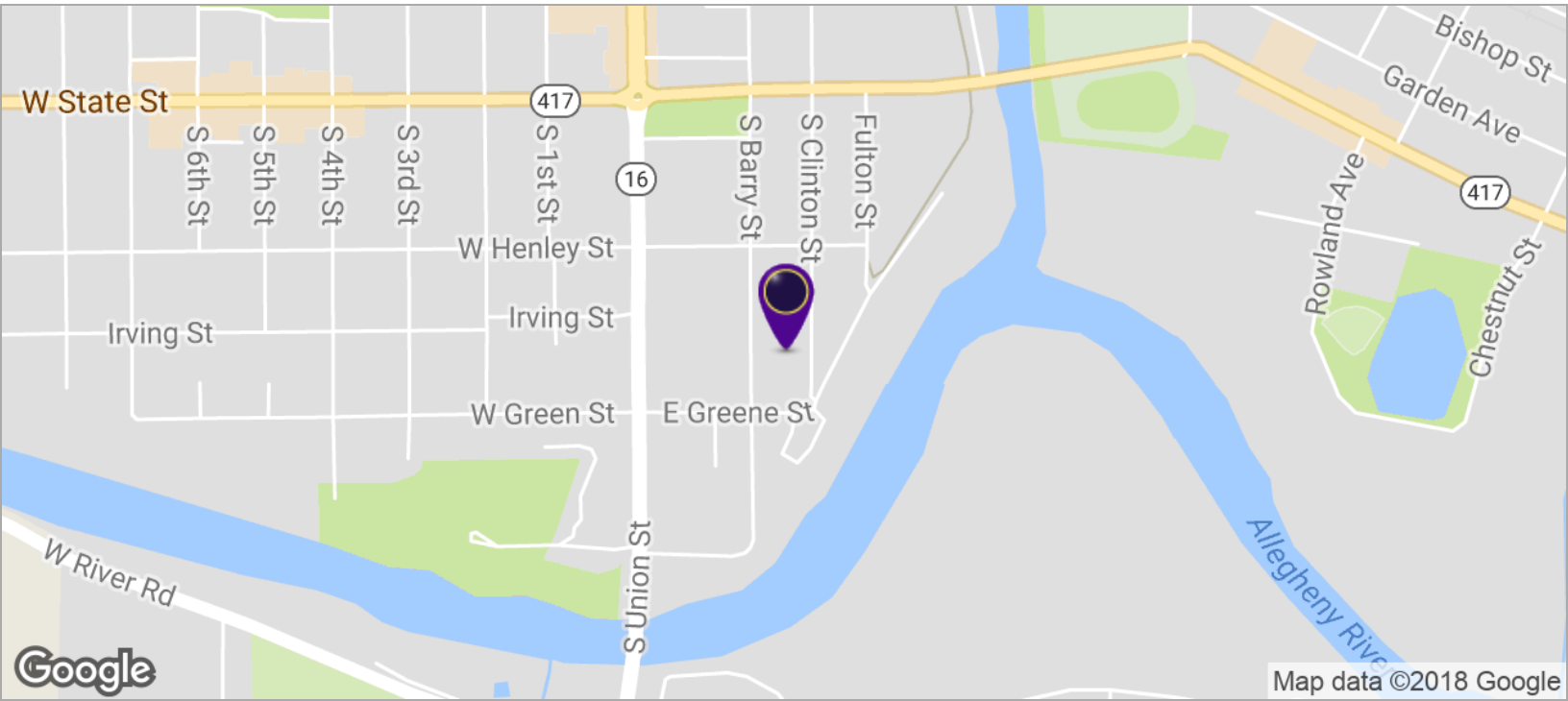


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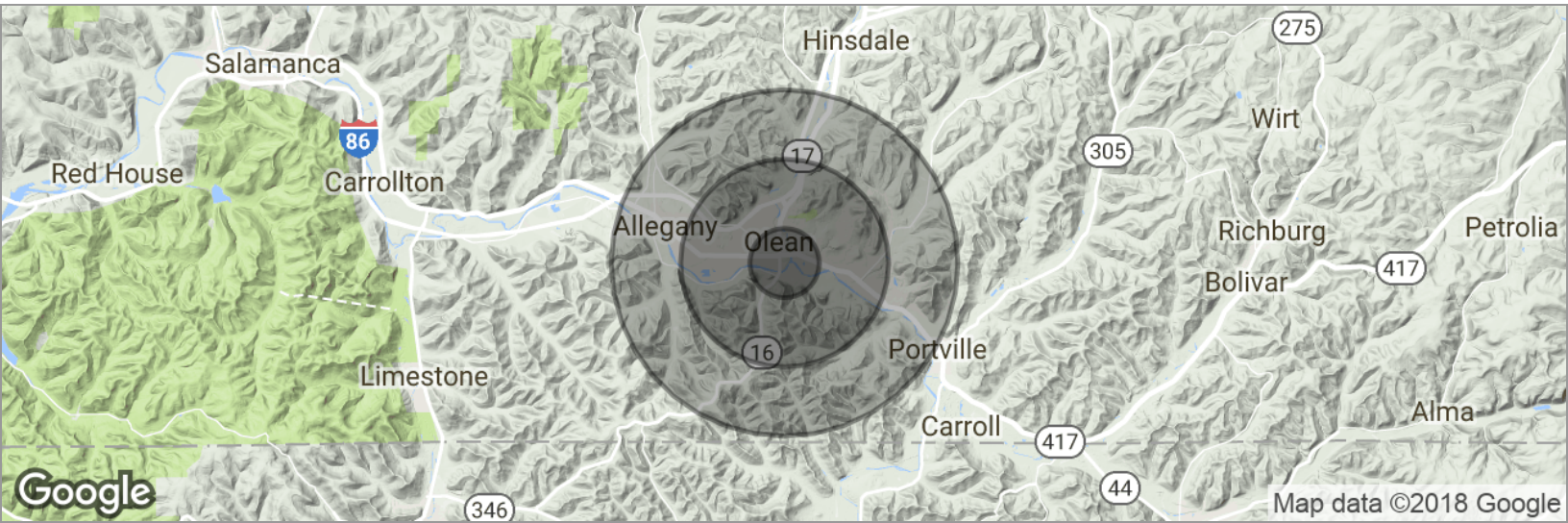


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,058	20,740	24,225
Median age	40.9	40.6	40.7
Median age (male)	36.1	36.7	37.2
Median age (Female)	44.8	43.9	43.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,385	9,429	10,870
# of persons per HH	2.1	2.2	2.2
Average HH income	\$47,034	\$49,607	\$50,590
Average house value	\$93,280	\$91,966	\$92,609

** Demographic data derived from 2010 US Census*



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