



## Great Dane Properties, LLC

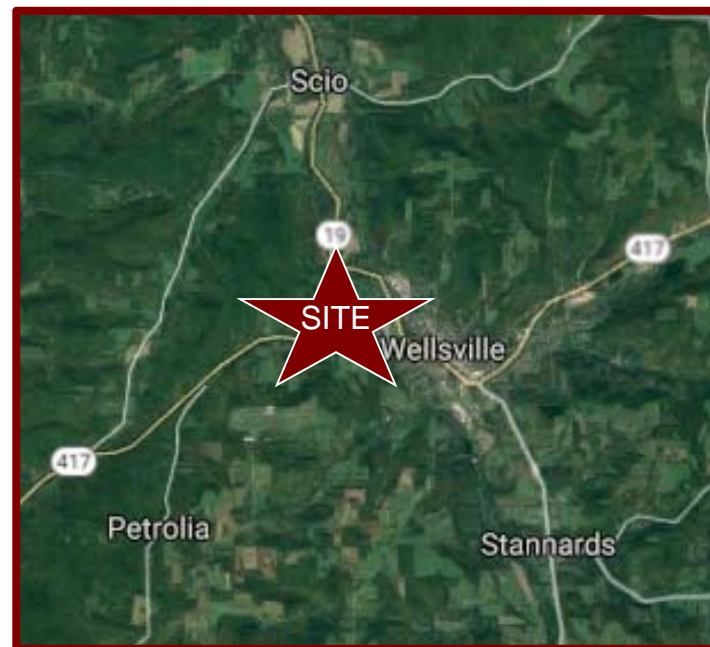
Commercial Real Estate Sales, Leasing, Management & Development

### Save-A-Lot Business For Sale

Wellsville Shopping Center

137 Bolivar Road, Wellsville, NY 14895

Allegany County



Great Dane Properties is pleased to present this 17,956 sf Save-A-Lot for sale located within the Wellsville Shopping Center

### Joseph M. Draghi

Licensed Real Estate Broker

Licensed in New York, New Hampshire, Connecticut,  
Massachusetts, Vermont & Florida

607-838-3263 – jdraghi@greatdaneproperties.com

### Karina K. Draghi

Licensed Real Estate Broker

Licensed in  
New York & Florida

607-838-3463 – karina@greatdaneproperties.com

Florida Office: 6151 Blackjack Court N, Punta Gorda, FL 33982





## Great Dane Properties, LLC

Joseph M. Draghi 607-838-3263 – jdraghi@greatdaneproperties.com Karina K. Draghi 607-838-3463 – karina@greatdaneproperties.com

Florida Office: 6151 Blackjack Court N, Punta Gorda, FL 33982



## Save-A-Lot for Sale Wellsville Shopping Center

- Mature Store with Strong Sales History
- 90,000 SF Shopping Center
- On Main Retail Corridor
- Excellent Retail Mix
  - Tractor Supply Co.
  - AutoZone
  - Family Dollar
  - Spectrum
  - Rent-A-Center
  - McDonald's
  - Fairview Buffet
- Prominent Pylon Sign
- High Traffic Counts
- Convenient Access to I-86
- Two Local Industries Employ over 700 workers each:
  - Dresser-Rand
  - Alston Power Air Preheater



**Wellsville is the largest community in Allegany County and is considered “the shopping center” for Southern Allegany County in NY and Northern Potter County in PA.**

The information contained herein was obtained from sources we consider reliable; however no representation or warranty is made to its accuracy and is submitted subject to errors, omissions, prior sales, and withdrawal from the market or change in price; or changes to the subject property's condition, layout, square footage and development plans without notice. Seller/Landlord and Broker make no representation as to the environmental condition of the property or suitability for use, and recommend Purchasers/Lessors independent investigation.



**Great Dane Properties, LLC**

**Joseph M. Draghi 607-838-3263 – jdraghi@greatdaneproperties.com**    **Karina K. Draghi 607-838-3463 – karina@greatdaneproperties.com**

**Florida Office: 6151 Blackjack Court N, Punta Gorda, FL 33982**