



Great Dane Properties, LLC

Commercial Real Estate Sales, Leasing, Management & Development

Office/Retail For Lease

4185 Bolivar Road
Wellsville, NY 14895

- Prime Location
- +/- 1,500 SF
- New flooring throughout
- Interior walls freshly painted
- Heaviest travelled area in Allegany County
- Located adjacent to proposed 3.3 acre redevelopment site
- Traffic Counts: 9,796 AADT



Joe Draghi

Licensed Real Estate Broker

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

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Karina Draghi

Licensed Real Estate Broker

Licensed in
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Great Exposure on Bolivar Road



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.



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