

For Sale

5,000 ±SF
Metro Mattress
Olean

Olean, NY



Metro Mattress Olean

3061 W State St (NY-417), Olean, NY 14760 (Town of Allegany)

Property Features

- Located in the Heart of the Olean Retail Corridor, on W State St NY-417) between Applebee's Grill & Bar and Best Western Plus University Inn, in the middle of the retailers.
- Directly Across Community Bank N.A., Verizon, and Home Outlet, and the entrance to Walmart Plaza, home to AMC Allegany 8 movie theater, Walmart Supercenter, Home Depot, BJ Wholesale Club, Pet Supplies Plus, Shoe Dept, Supercuts, Maurices, Old Navy, Spectrum, and more.
- Great Exposure & Visibility. Parking lot plus a pylon sign.
- It has a large showroom with office & storage in the back.
- High quality carpet, acoustical ceilings, and Well maintained.
- 94' land frontage. Easy access to I-86, NY-417, and Rt 16.

Amenities

- In the heart of the Olean Retail Corridor
- Great Exposure & Great Visibility.
- Easy access to I-86, Route 417, and Route 16.

Demographic Report

3061 W State Street	1 Mile	2 Miles	3 Miles	5 Miles
Population	2,900	11,102	17,352	21,534
Households	797	4,259	7,138	8,948
Med HH Income	\$50,765	\$51,574	\$54,914	\$59,307



Traffic counts: 10,504 AADT W State St

Building Size	5,000 ±SF
Acres	1.05 ±Acres
Sale Price	Upon Request
Taxes	Upon Request
Parking	25 ±Cars

For more information:

Joseph A. Fiorie

President,

Commercial Real Estate Broker

585-381-8500 • Jaf@jfiorieco.com

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2025



Google Maps



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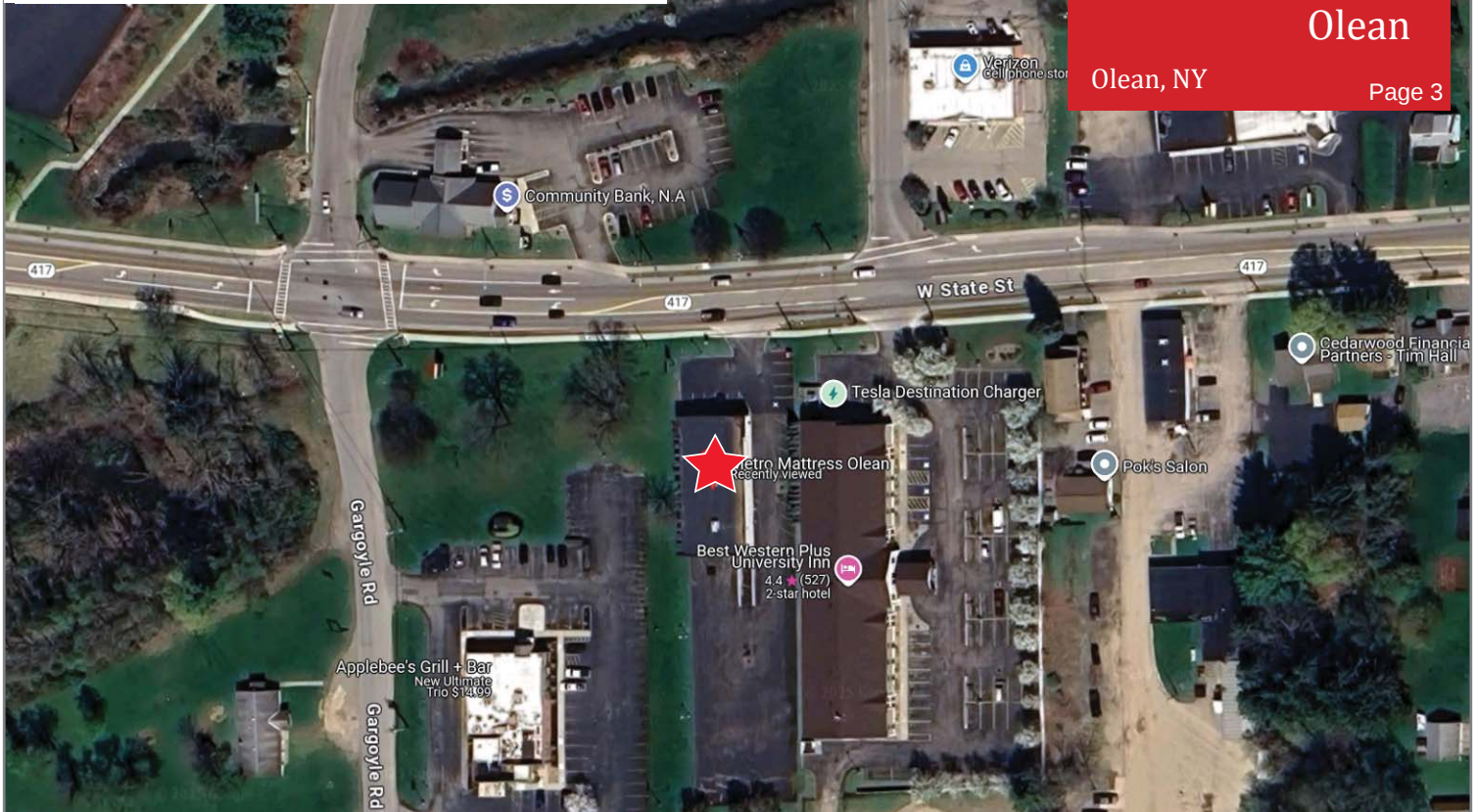
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Page 3



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