

FOR LEASE

33 Melrose Road, Amherst, NY 14221



AVAILABLE IMMEDIATELY – 3,500 sf just south of Williamsville South High School. This is the northern perpendicular half of the building on about .95 acres with about 45 shared paved parking spaces, which is a ratio of over six cars per thousand sf of the building. The other half of the 7,832 sf building is occupied by the dental company which owns the property and shares an attractive alcove with the available space. The building was constructed in 2012 and is attractively appointed. This brick building is about a mile from the I-290/Main Street exit and the Buffalo Niagara International Airport. It is in the midst of tons of great Main Street restaurants and businesses. It is about an eighth of a mile from SUNY Erie's North Campus.

Stephen Hunt

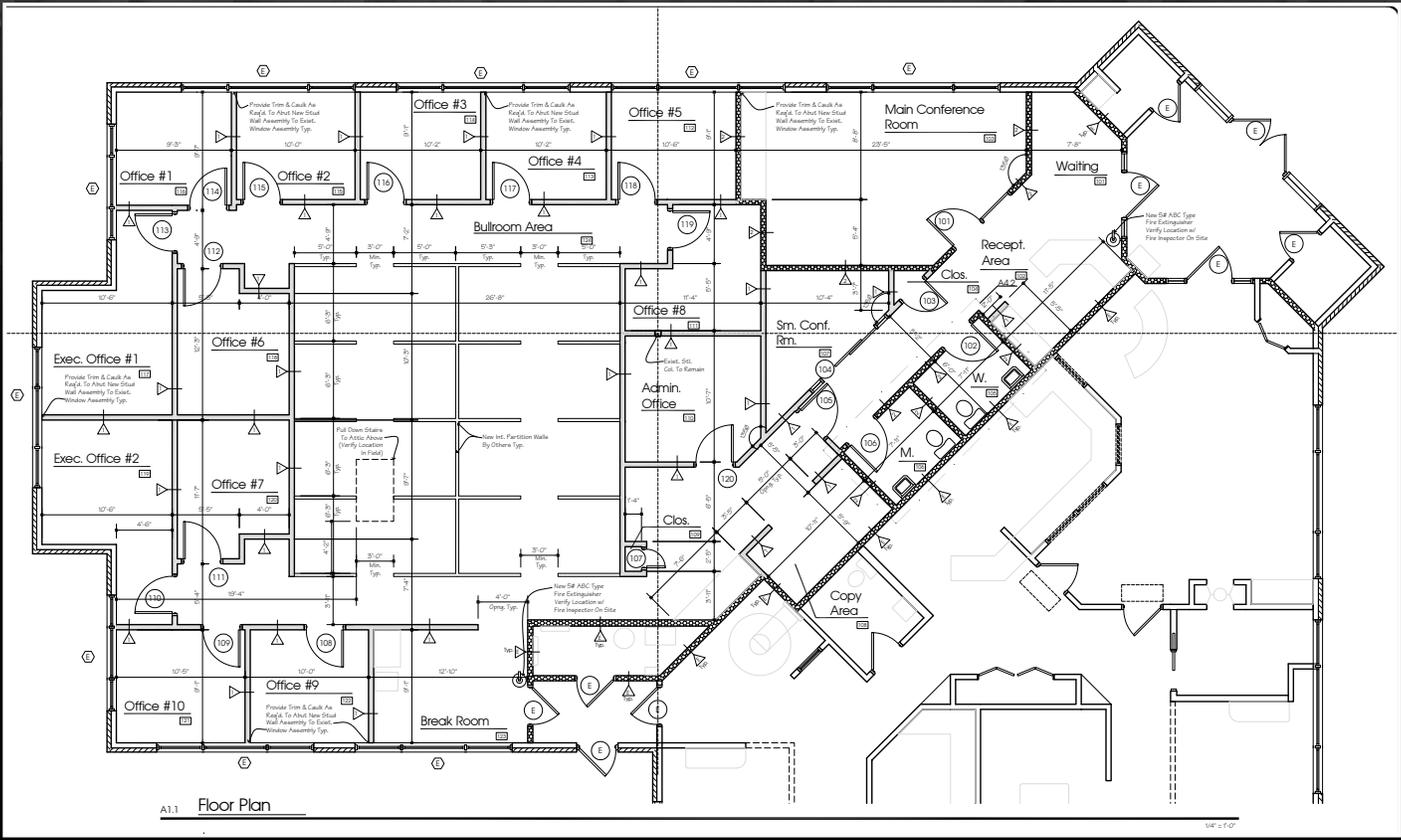
Licensed Associate Real Estate Broker

Direct: (716) 880-1911

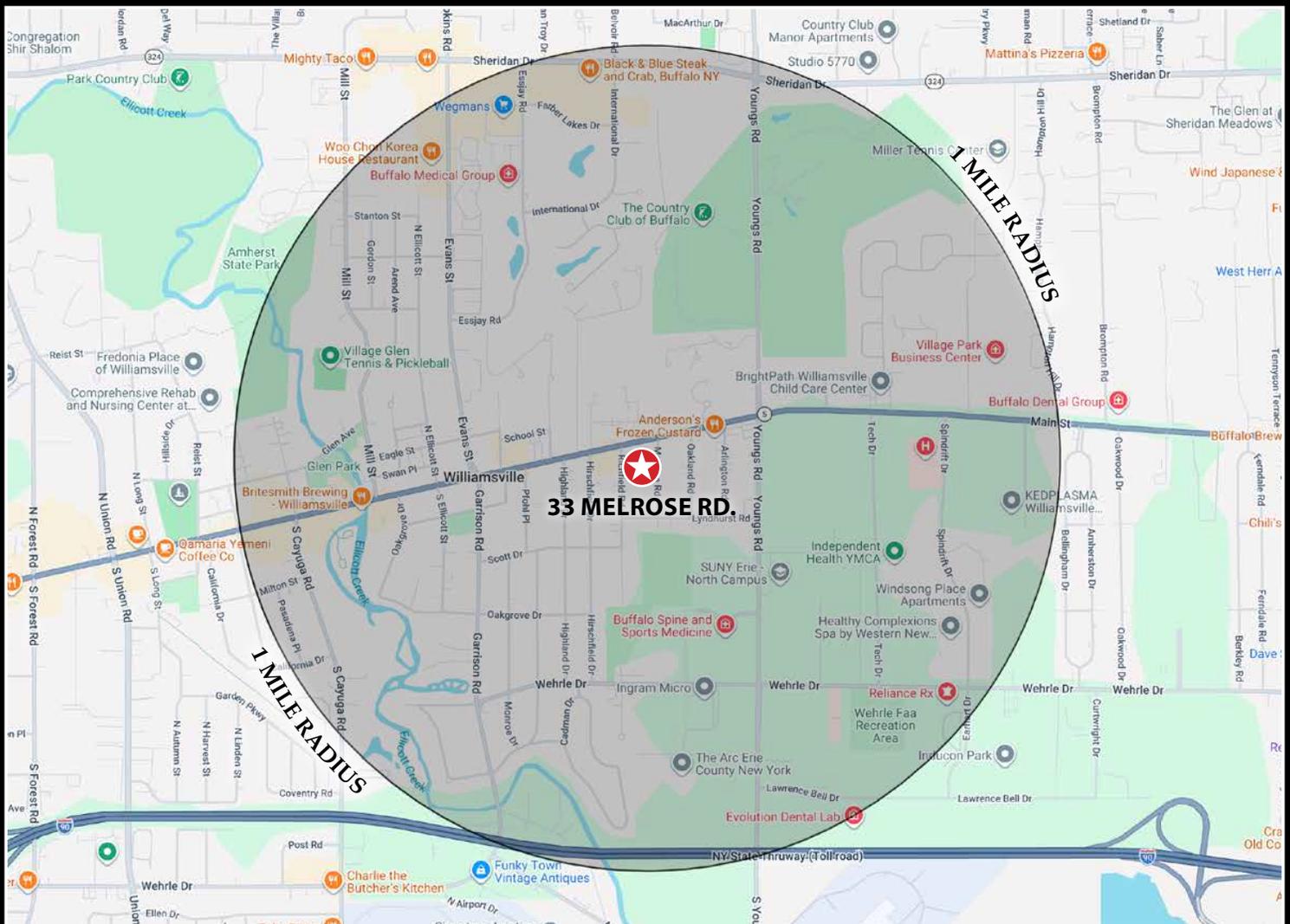
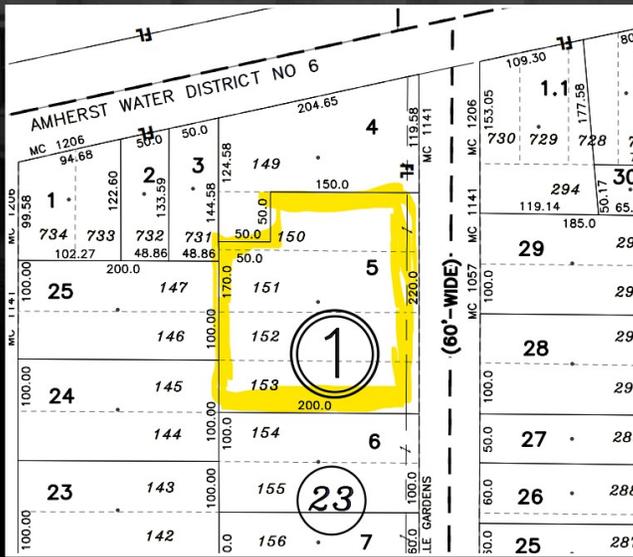
shunt@huntcommercial.com

HUNT[®]
Since 1911

COMMERCIAL







Stephen Hunt
 Licensed Associate Real Estate Broker
 Direct: (716) 880-1911
shunt@huntcommercial.com



COMMERCIAL

HUNT Commercial
 Real Estate Corporation
 403 Main Street, Suite 200
 Buffalo, New York 14203
HUNTCommercial.com

