

FOR SALE

Two-unit office property, easy to convert back to residential!
80 Park Avenue, Lockport, NY 14094



FOR SALE: Located directly across from the Niagara County Courthouse with PARKING! Perfect for a law firm, satellite office, or other private practice/solo practitioner. Formal waiting room on first floor, handicap accessible ramp, furnished offices complete with desk, chairs and legal size filing cabinets. Cosmetic updates including new carpet, new blinds, light fixtures, fresh paint, new toilets, vanity & alarm system. First floor currently rented to a law firm and on a year to year lease. Mediation services and local nonprofit on site as well and on a month to month lease. First floor has main reception area, meeting room/library with built-in shelves, large bathroom, office and private entry in back of building. 3 offices on the second floor with a second washroom.

Nick Giammusso

Licensed Real Estate Salesperson

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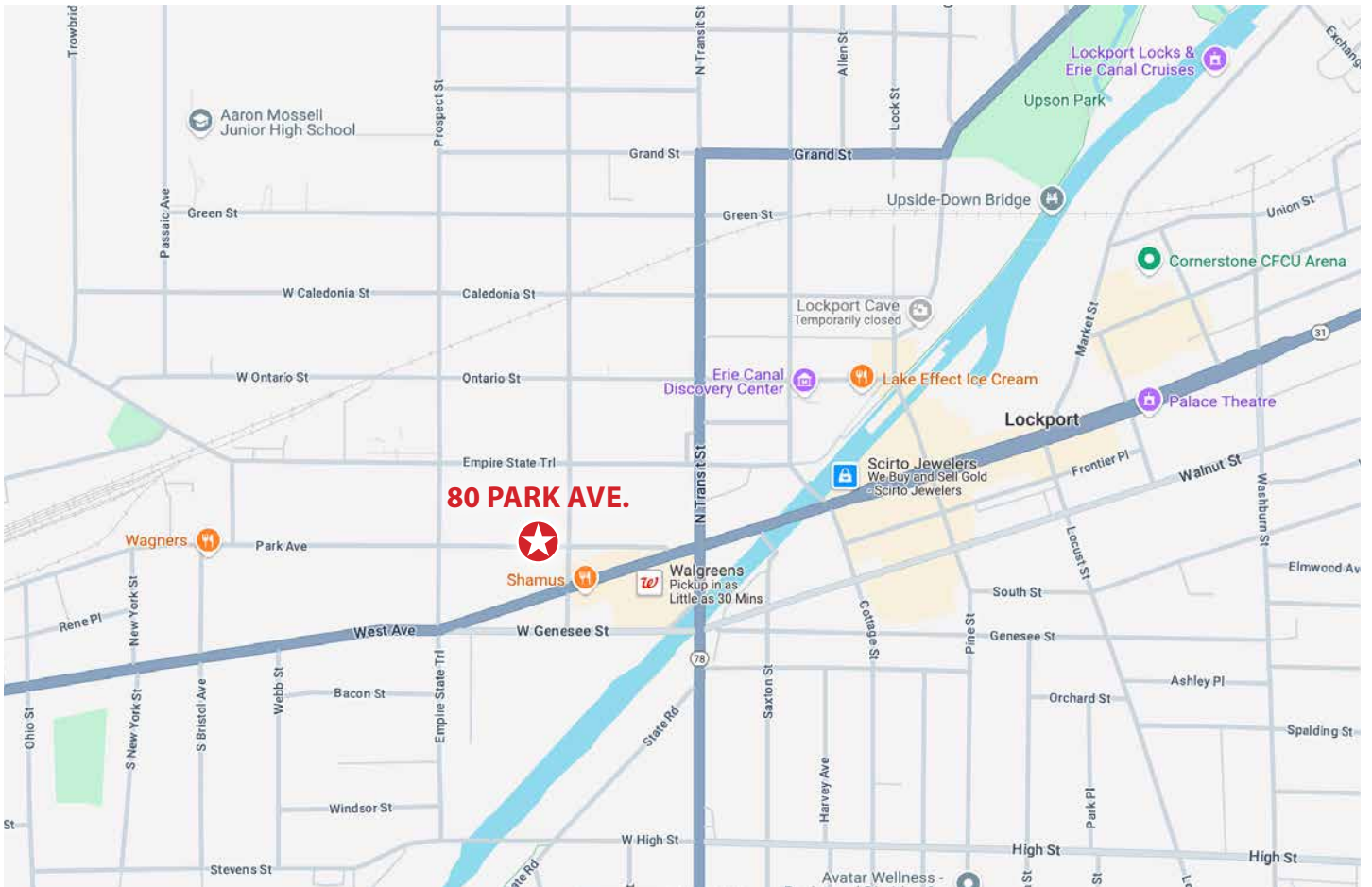
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