

FOR SALE

Two Medical/Office Buildings

2001-2005 Niagara Falls Blvd., Amherst, NY 14228



PROPERTY HIGHLIGHTS

- Two Medical/Office buildings totaling almost 19,000 SF
- Just north of I-290
- 290 ft. of frontage on Niagara Falls Blvd
- Just under 1 acre (.97)
- Daily traffic counts of almost 50,000
- Parking for approx. 80 vehicles
- Two curb cuts
- Multiple tenants in place, large upside
- Zoned GB - General Business
- Many development/redevelopment possibilities
- **Price Reduced to \$1,800,000**

HANNA
COMMERCIAL REAL ESTATE
344 Delaware Ave, Suite 200, Buffalo, NY 14202



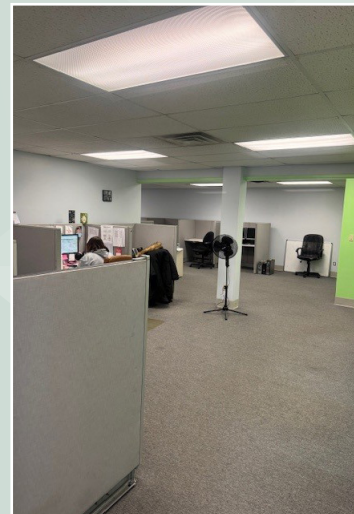
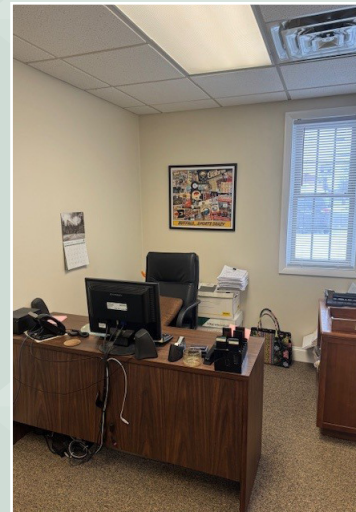
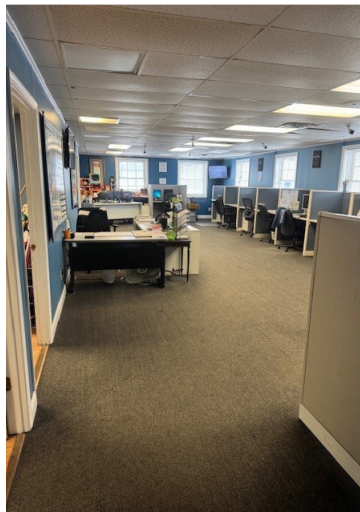
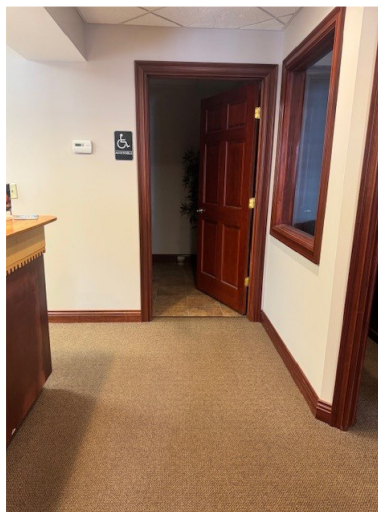
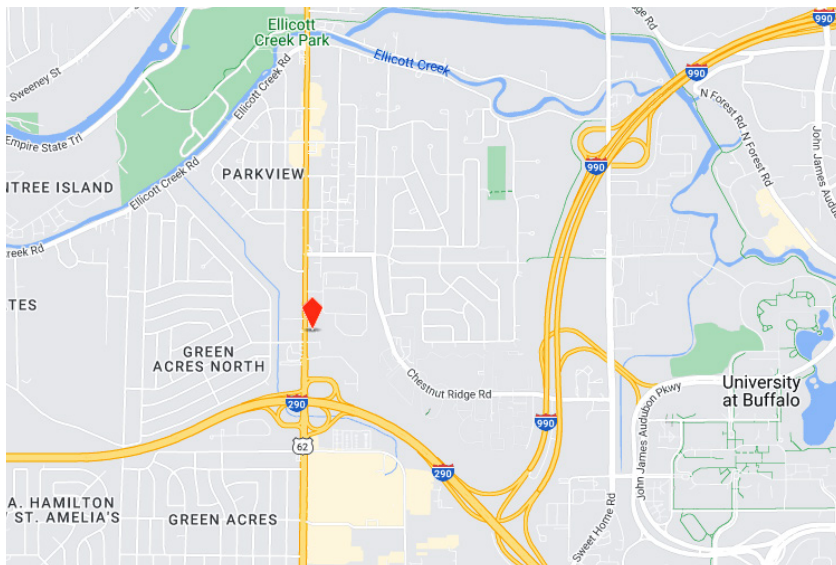
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