

**FOR SALE**

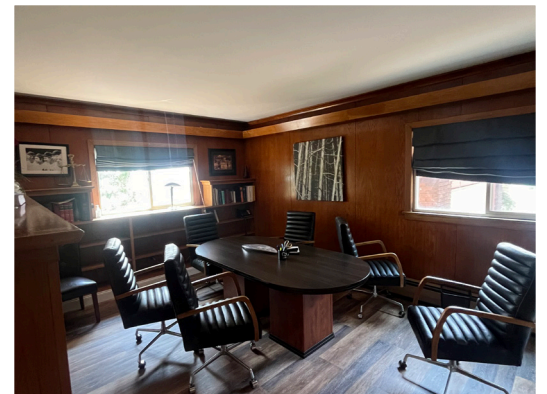
## Value Add Investment Opportunity

561 Ridge Road, Lackawanna, NY 14218



### PROPERTY HIGHLIGHTS

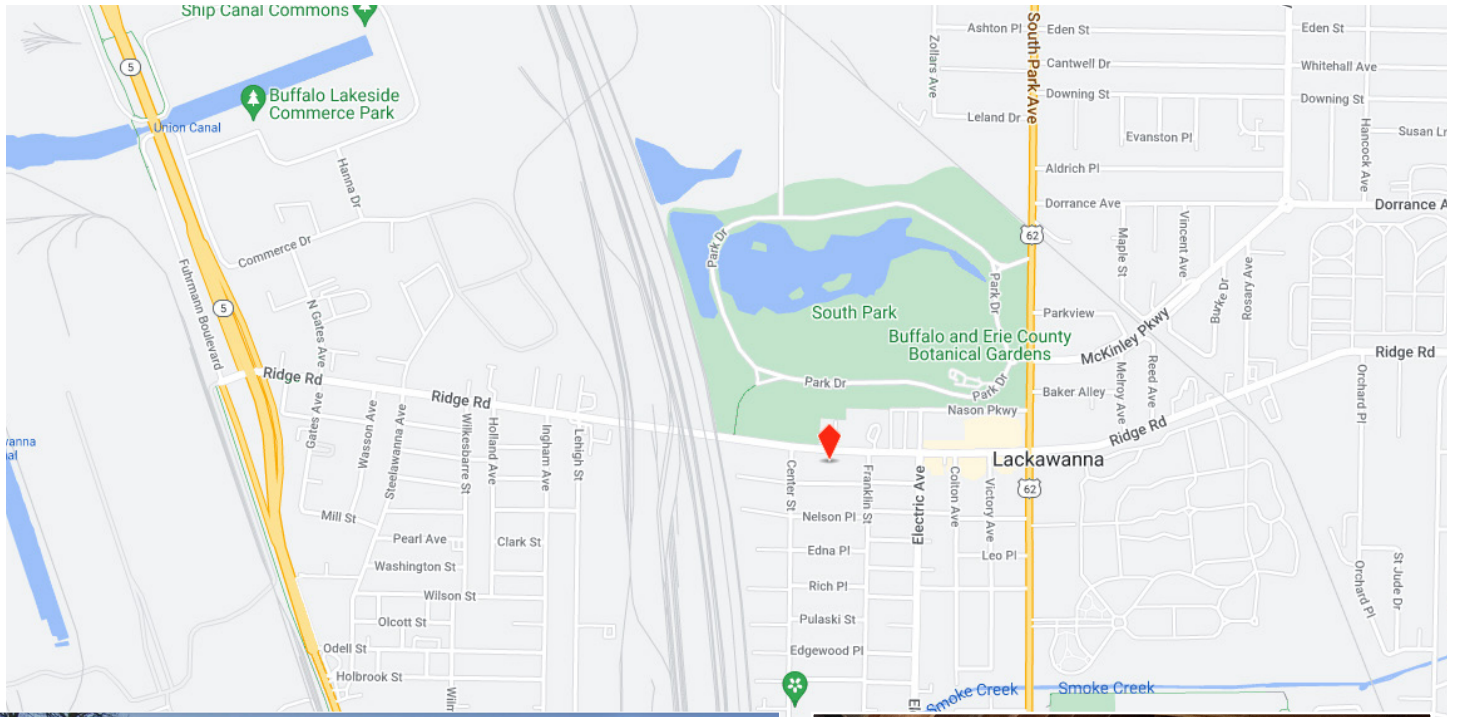
- Nine professional offices on the first floor with three bathrooms and kitchenette
- Investment opportunity, currently producing income
- Value add on the 2nd floor
- Renovated basement
- New HVAC System
- 10+ parking spaces plus garage space
- Zoned Central Business District
- Less than 10 minutes to downtown Buffalo



# FOR SALE

## Value Add Investment Opportunity

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