

FOR SALE

Professional Office Building

6028 Sheridan Drive, Amherst, NY 14221



PROPERTY HIGHLIGHTS

- 8,700 Sq. Ft. professional office building in excellent condition
- Lot size 177' x 150'
- Lower level features: private offices and bullpen area
- Upper level features upscale private offices, kitchen, conference room, 3 bathrooms and storage
- Multiple zones heat/ac
- Parking for 35
- Located just West of Transit Road
- Premier visibility and demographics
- **Price Reduced to \$675,000 (was \$795,000)**
- [Drone Video Link](#)



344 Delaware Ave, Suite 200, Buffalo, NY 14202

The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.



Christopher Aris

Real Estate Salesperson

C: 716.341.3410

ChristopherAris@HannaCRE.com

Scott Mason

Real Estate Salesperson

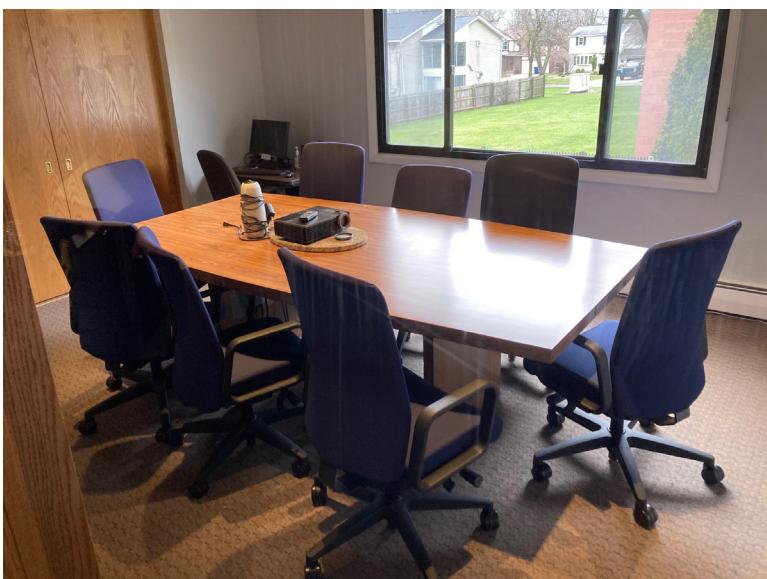
C: 716.572.3244

ScottMason@HannaCRE.com

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 **HANNA**
COMMERCIAL REAL ESTATE

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