

HUNT Commercial Real Estate Corp.

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COMMERCIAL

FOR SALE

614 Central Avenue, Dunkirk, NY

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This freestanding office and medical property presents a compelling opportunity along one of Dunkirk's most visible commercial corridors. Located on Central Avenue, the building offers flexible use potential for medical, professional office, clinic, or owner-user occupancy, supported by strong traffic counts and surrounding residential density.



614 Central Avenue, Dunkirk, NY

PROPERTY DESCRIPTION:

614 Central Avenue is a freestanding, one-story brick office building located on a high visibility stretch of Central Avenue in Dunkirk, NY. The property has historically been used for medical and professional office purposes and offers flexibility for continued medical use, general office, clinic, or owner-user occupancy. The approximately 6,000+ square foot building features a functional multi-office layout with reception and waiting areas, support spaces, and a distinctive U-shaped design centered around a private courtyard that allows for natural light and efficient internal circulation. The site includes ample on-site parking and separately metered utilities, making it suitable for both single-tenant and multi-tenant configurations. Positioned near downtown Dunkirk, Lake Erie, and the SUNY Fredonia area, the property benefits from steady traffic patterns and nearby residential density.

KEY PROPERTY FEATURES

FREESTANDING OFFICE MEDICAL BUILDING

One-story brick structure offering approximately 6,000+ square feet, well suited for medical, professional office, or clinic use with flexible layout potential.

U-SHAPED LAYOUT WITH COURTYARD

Unique building design featuring a central courtyard that provides natural light, efficient circulation, and a comfortable environment for staff and patients.

ON-SITE PARKING & SEPARATE UTILITIES

Approximately 30 on-site parking spaces plus additional street parking, with separately metered utilities allowing for single-tenant or multi-tenant use.

HISTORIC MEDICAL OFFICE USE

Previously occupied by medical professionals, with existing layout and infrastructure conducive to healthcare or professional office operations.

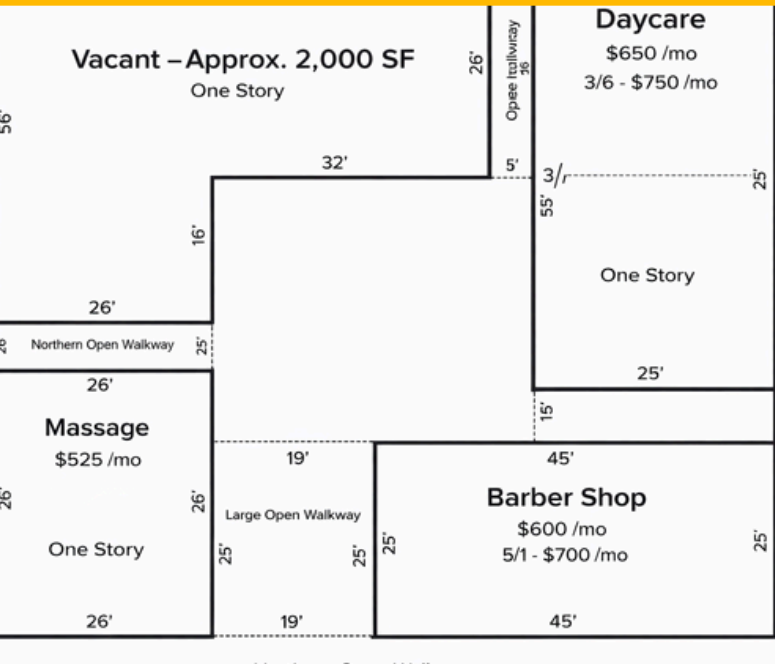
FUNCTIONAL INTERIOR LAYOUT

Multiple private offices, reception and waiting areas, and support spaces designed for operational efficiency and adaptability.

PRIME CENTRAL AVENUE FRONTAGE

Highly visible location along Central Avenue with strong daily traffic counts and convenient access to downtown Dunkirk and surrounding neighborhoods.

Located along one of Dunkirk's primary commercial corridors, this well maintained office property offers flexibility, visibility, and long-term usability for owner-users or investors seeking a stable office asset.





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