

FOR SALE: CLASS A OFFICE BUILDING

150 Essjay Road, Amherst, NY 14221



PROPERTY DESCRIPTION

150 Essjay Road is a freestanding building located in the heart of Williamsville, New York. Situated on the Northeast corner of Centerpointe Corporate Park on 2.2 Acres in a park-like setting. This property has exceptional visibility and is perfect for a high-traffic professional or medical office. The location is close to residential neighborhoods, shopping centers and dining options, making it convenient for both business and personal needs. The surrounding environment is suburban with well-maintained landscapes and ample parking facilities.

OFFERING SUMMARY

Sale Price	\$4,900,000
Lot Size	2.2 Acres
Building Size	34,702 SF

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LOCATION DESCRIPTION

Located 3.8 miles from NY-33, 3 miles from I-290, and 1 mile from NY-5. This property is situated next to several neighborhood shopping centers. 150 Essjay Rd. is adjacent to the US Post Office, Wegmans, and other prominent office buildings. A Starbucks and Aldi-anchored plaza 0.3 miles. QSR's in the area include Tim Hortons, McDonalds, Mighty Taco, Subway and Rachel's Mediterranean. Banks include Five Star, M&T Bank, Key Bank, Bank on Buffalo, Citizens Bank, and Thompkins Community Bank. Medical offices include Buffalo Medical Group, Amherst Pediatrics, Owl Orthodontics, WellNow Urgent Care, Invision Health, Buffalo Ophthalmology. Other national retailers include Pets Supply Plus, Dollar Tree, Rite Aid, Jos. A. Bank, AAA, Sunoco Gas Station. Numerous restaurants, such as Black & Blue and local retailers round out the commercial activity in the area.

PROPERTY HIGHLIGHTS

- Replaced public water main
- All new electrical and HVAC systems and addition of a 70-ton Evapco Cooling Tower
- Installation of Sprinkler systems, Smoke and Heat Detectors
- Addition of Roof Hatch
- Parking Spaces: 134 including 3 ADA spots. Sealed and striped in 2023
- All office light fixtures upgraded to LED fixtures in 2021





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TRAFFIC COUNT REPORT



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Sheridan Dr	Essjay Rd	0.07 E	2022	28,539	MPSI	.19
2	Evans St	Chalmers St	0.28 S	2022	10,804	MPSI	.21
3	Evans Street	Chalmers St	0.28 S	2022	12,690	MPSI	.21
4	Sheridan Dr	Belvoir Rd	0.02 E	2022	31,616	MPSI	.24
5	Evans St	Chalmers St	0.44 S	2022	11,153	MPSI	.24
6	Sheridan Drive	N Forest Rd	0.12 E	2022	32,252	MPSI	.25
7	Sheridan Dr	Hopkins Rd	0.11 E	2022	30,984	MPSI	.36
8	Sheridan Dr	Youngs Rd	0.08 E	2022	29,884	MPSI	.48
9	Evans Street	Chalmers St	0.28 S	2022	15,600	MPSI	.52
10	Sheridan Drive	N Forest Rd	0.12 E	2022	32,784	MPSI	.56

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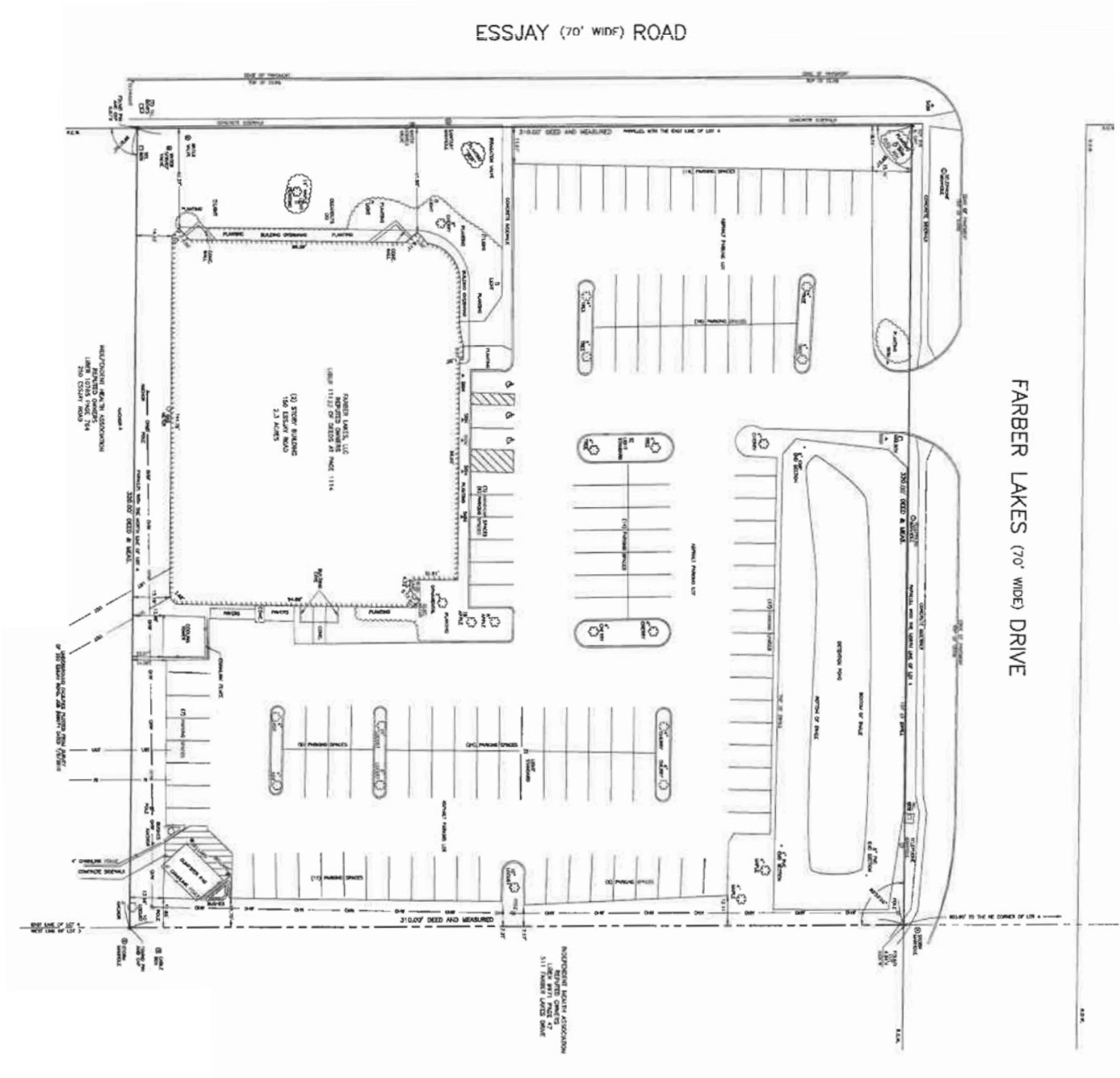
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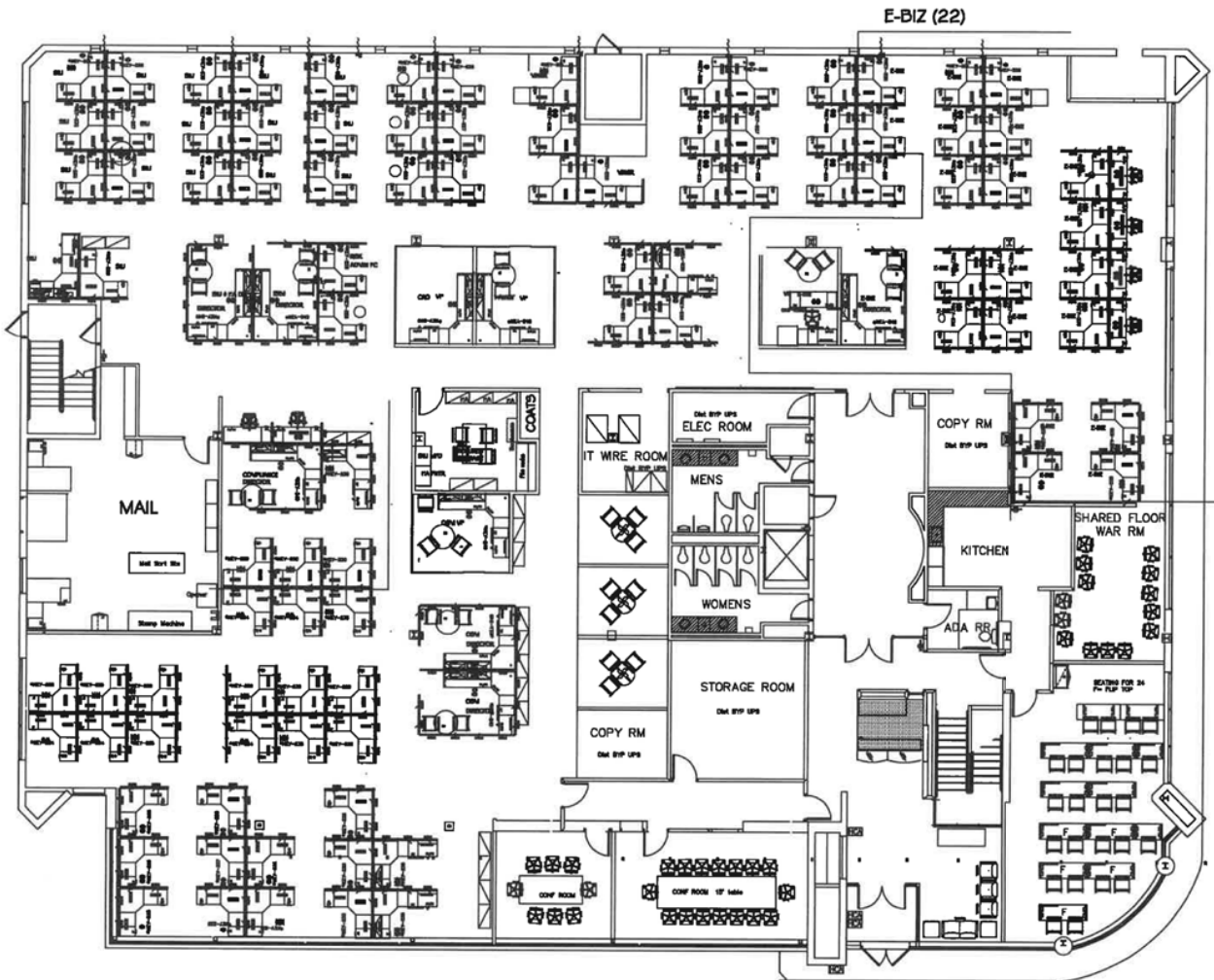
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FIRST FLOOR



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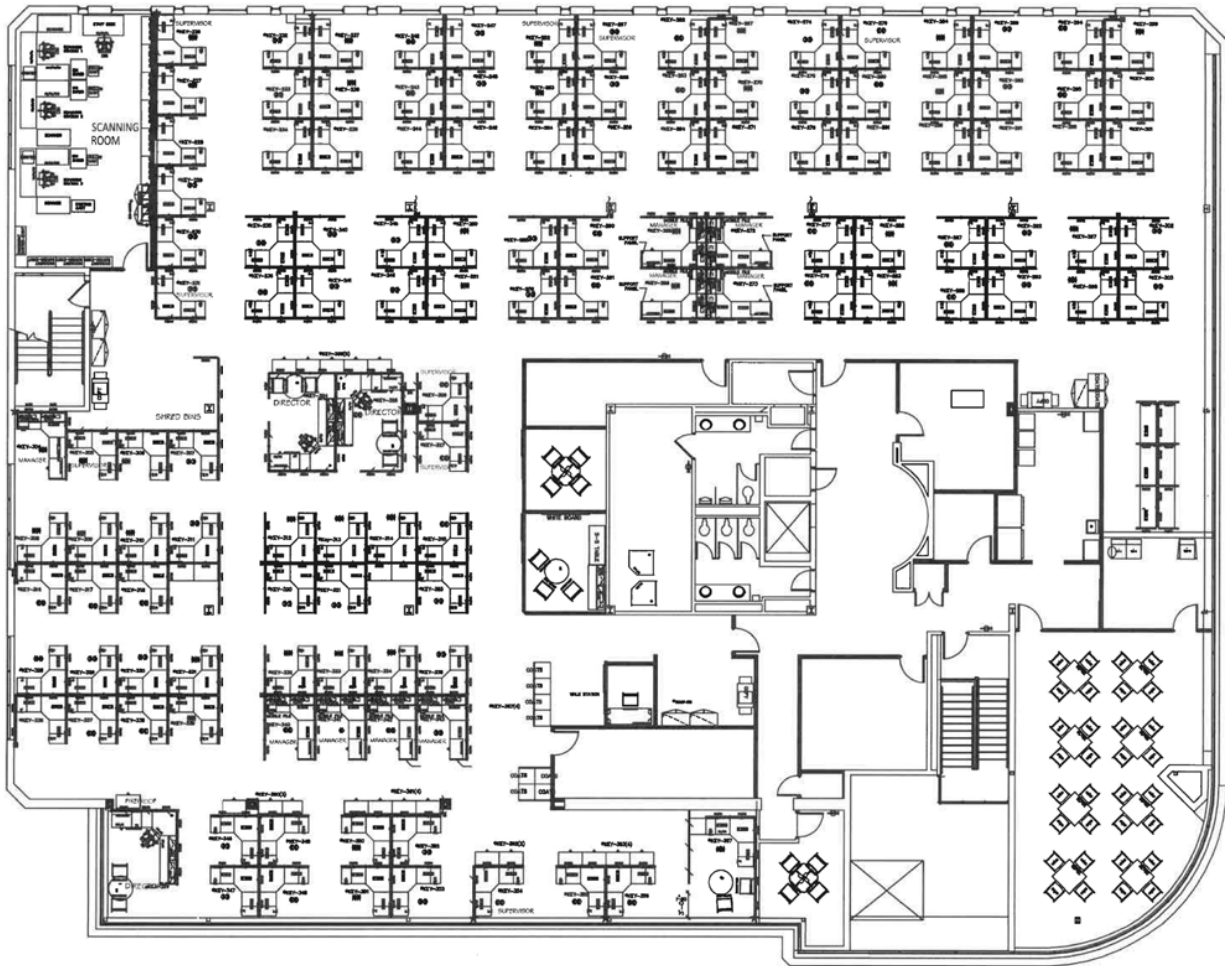
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SECOND FLOOR



Amanda Hirsch

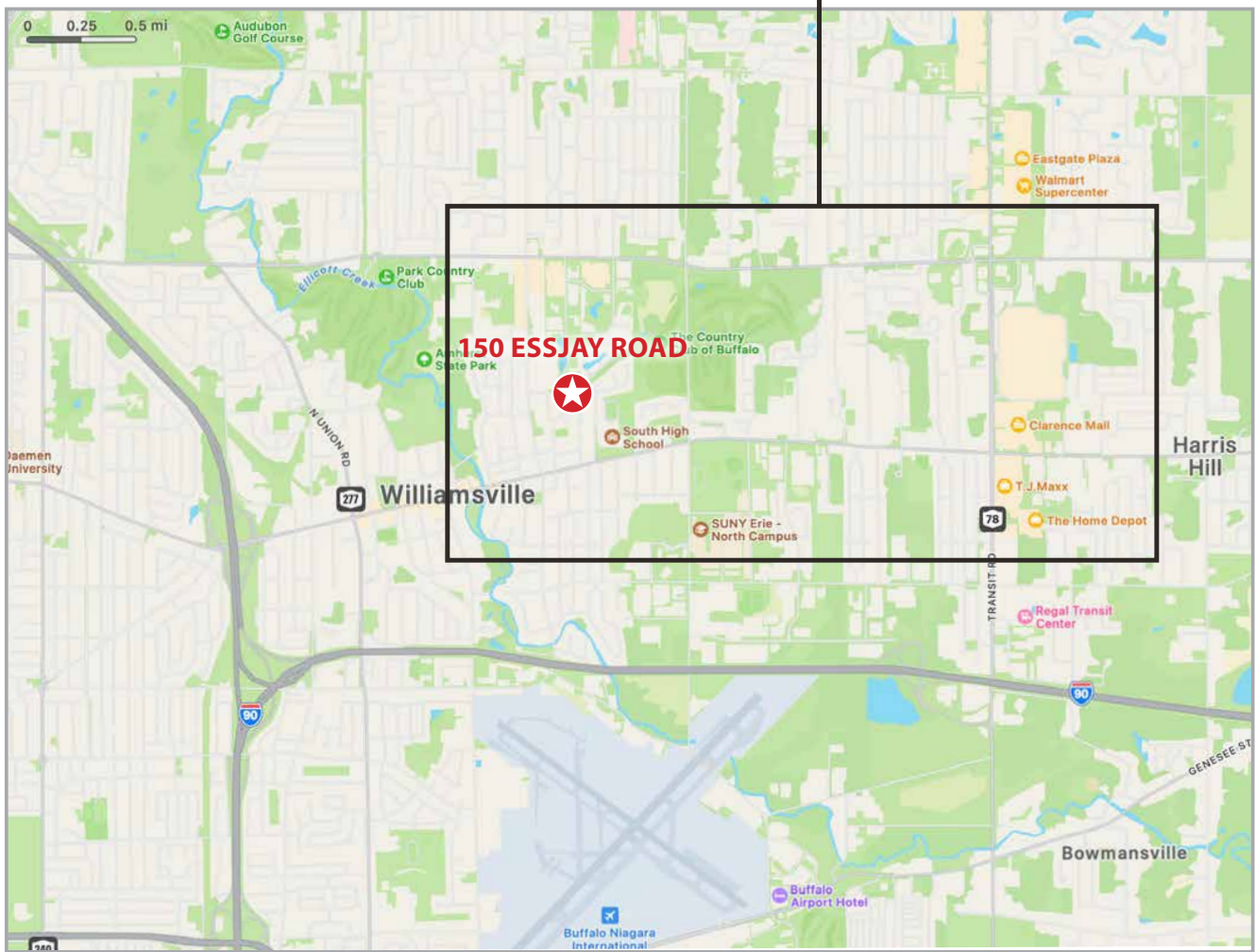
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