

6506 E. Quaker Street

Orchard Park, New York 14127





17,852 sq. ft. modern, two-story office building located at the signalized intersection of E. Quaker Street/Route 20A (10,041 AADT) and N. Buffalo Street (11,736 AADT) in the village of Orchard Park. This is a unique opportunity to acquire a prominent property ready for immediate sale.

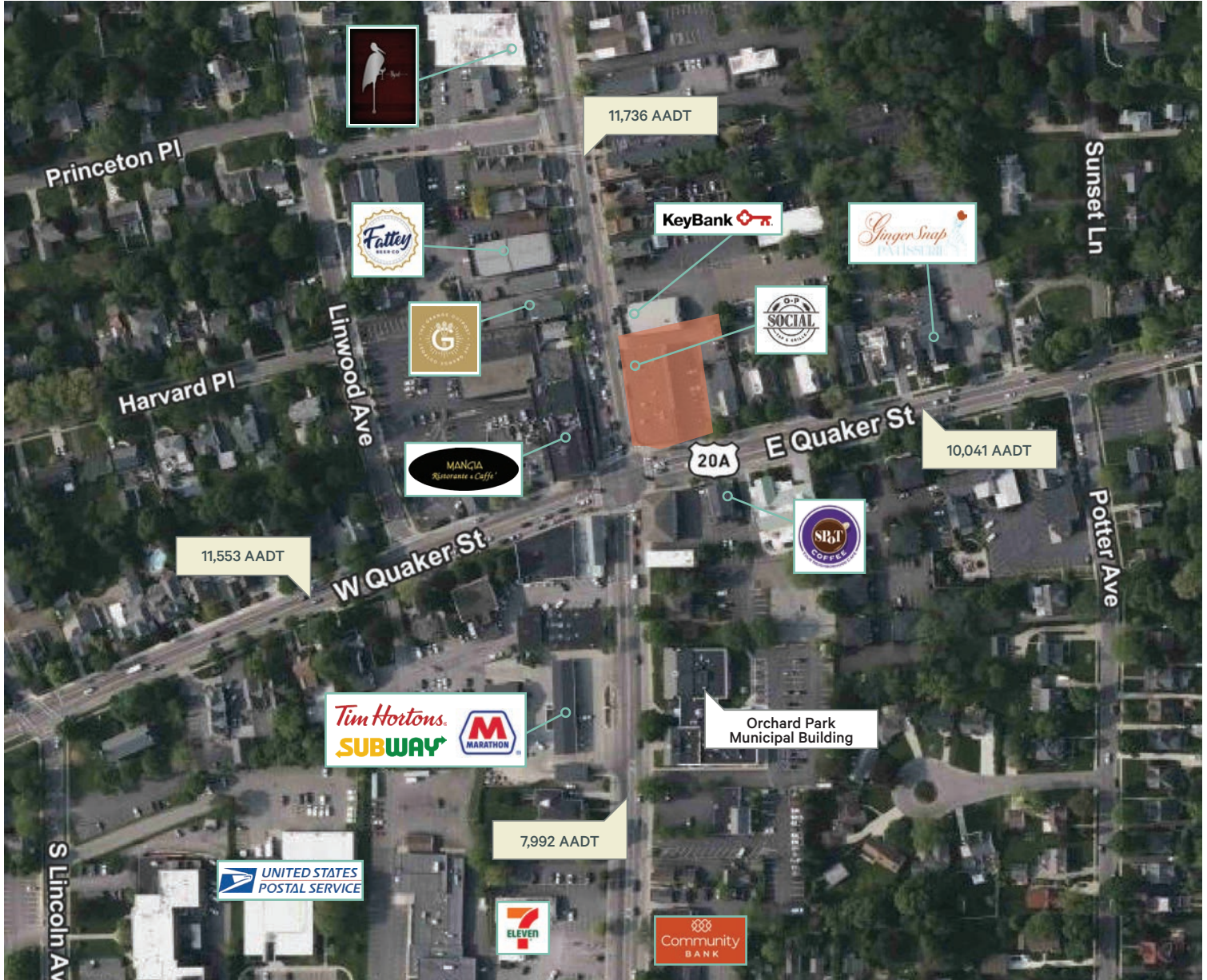
The building, constructed in 2002, offers a layout that provides flexibility for immediate occupancy for both single and multitenant scenarios within the unoccupied 14,000 SF of the property. Tenants and visitors have access to a very walkable village setting with restaurants, coffee shops, boutiques, and banking nearby. This property is being offered for sale “as is.”

Property Highlights

- + 17,852 sq. ft. two-story office building with prominent exposure in the heart of the village of Orchard Park
- + Current layout accommodates turnkey occupancy with multiple suite configurations
- + Home to O.P. Social Tap & Grille, a local hotspot featuring casual fare
- + 3,000 sq. ft. basement for the restaurant with walk-in coolers, storage, and office
- + Passenger elevator
- + Expansive windows create an ideal environment with abundant natural light
- + ±24 parking spaces (±10 covered) with access to public parking lot (owned by the village)
- + ±215' of frontage along N. Buffalo Street (11,736 AADT *NYS DOT*)
- + Zoning: B1 Office Building
- + Restaurants, coffee shops, boutiques, and banking within walking distance
- + 1 mi. from Rt. 219 (Route 20A/Orchard Park exit)







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