

FOR SALE**OFFICE BUILDING****285 MARKET STREET, LOCKPORT, NY 14094**

FOR SALE (13.5% CAP RATE) Well-maintained, building with an open floor plan with 16' ceiling height. The property sits at the corner of Market & Exchange Streets overlooking the Joseph A. Scapalletti Bridge. It's adjacent to the Lockport Locks. This building is currently used, and is zoned as office, and there is a NNN lease in place until April 2025 to an engineering firm. The building sits on a concrete slab. Great, newer mechanicals and electric. On-site paved parking for 50+ cars on a 1.2 acre lot. Ideally suited for showroom, attorney, financial, call center operations, machine shop, construction, landscape, light manufacturing, etc. Must see inside!

PROPERTY OVERVIEW

Total Lot Size	1.16 +/- AC
Building Size	9,837 +/- SF
Year Built	1981
Renovated	2010

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