

Office Building For Sale
9825 Main Street
 Clarence, New York



**6,245 ± Sq. Ft. Freestanding Office Building
 For Sale**

Building Features	
Building Size	6,245 ± Sq. Ft.
Lot Size (to be subdivided)	.80 ± Acres
Parking	On-site

Property Highlights

- Freestanding brick building for sale in Clarence, NY
- This 6,245 ± SF space has been completely gutted and is ready for build-out
- Clear-span construction
- Building includes 3-bay garage which can be used for storage or converted to office space
- 3-phase electrical service
- Located minutes from Route 290
- 6.75-mile drive to Peace Bridge, & 14-mile drive to Rainbow Bridge
- Many area amenities nearby including restaurants, grocery shopping, fast food, retail stores
- Ideal for: Professional or Medical Office, Fitness Center/Physical Therapy, Conversion to Restaurant/Brewery

Contact

John E. Mikoley
 Associate Real Estate Broker
 +1 716 983 1233
 jmikoley@pyramidbrokerage.com

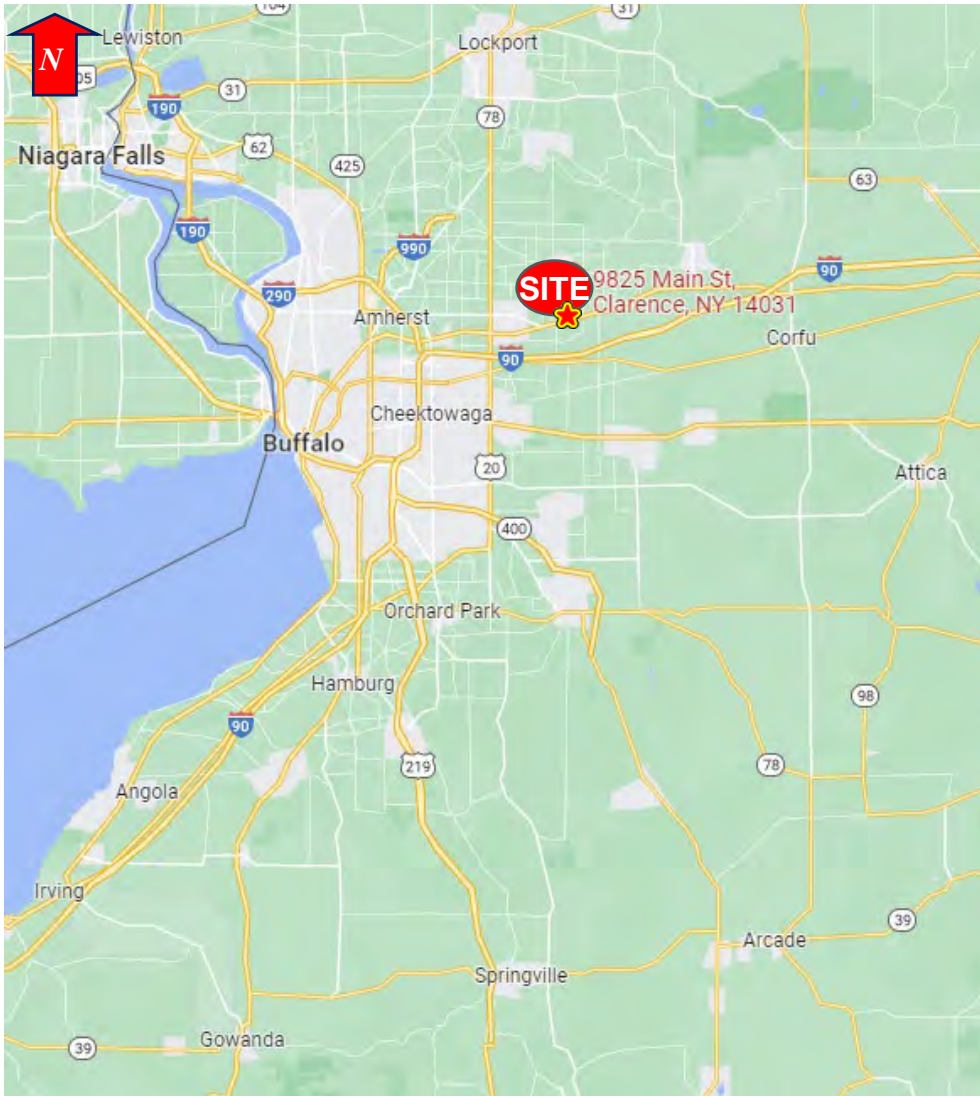


Former Police Barracks Building For Sale

Demographics	1 Mile	3 Miles	5 Miles
Population	2,652	17,408	60,838
Average H.H. Income	\$143,969	\$147,012	\$143,182

14 Lafayette Square, Suite 1900
 Buffalo, New York 14203
 +1 716 852 7500
 pyramidbrokerage.com

Office Building For Sale
9825 Main Street
Clarence, New York



Location Map



Aerial

