

FOR SALE

Investment NNN Medical Building

15 Limestone Drive Williamsville, NY

Plasma pheresis laboratory with NNN Lease through 11/30/2040.

Extensive electrical, HVAC, plumbing systems; special flooring.

KED Plasma US produces and distributes plasma-derived medicinal products.

Offering 7.75% CAP. with stabilized rent as of 9/1/2026 NOI
\$416,565.09

Property very well maintained. New roof 2023.

Contact Brittany Weber

Associate Real Estate Broker

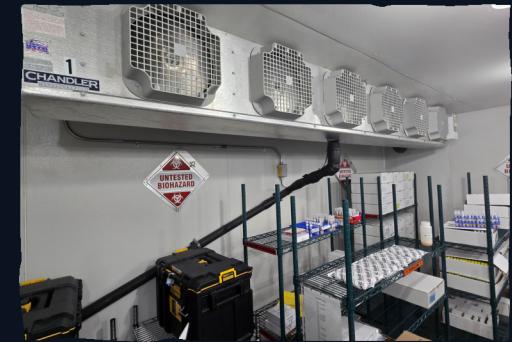
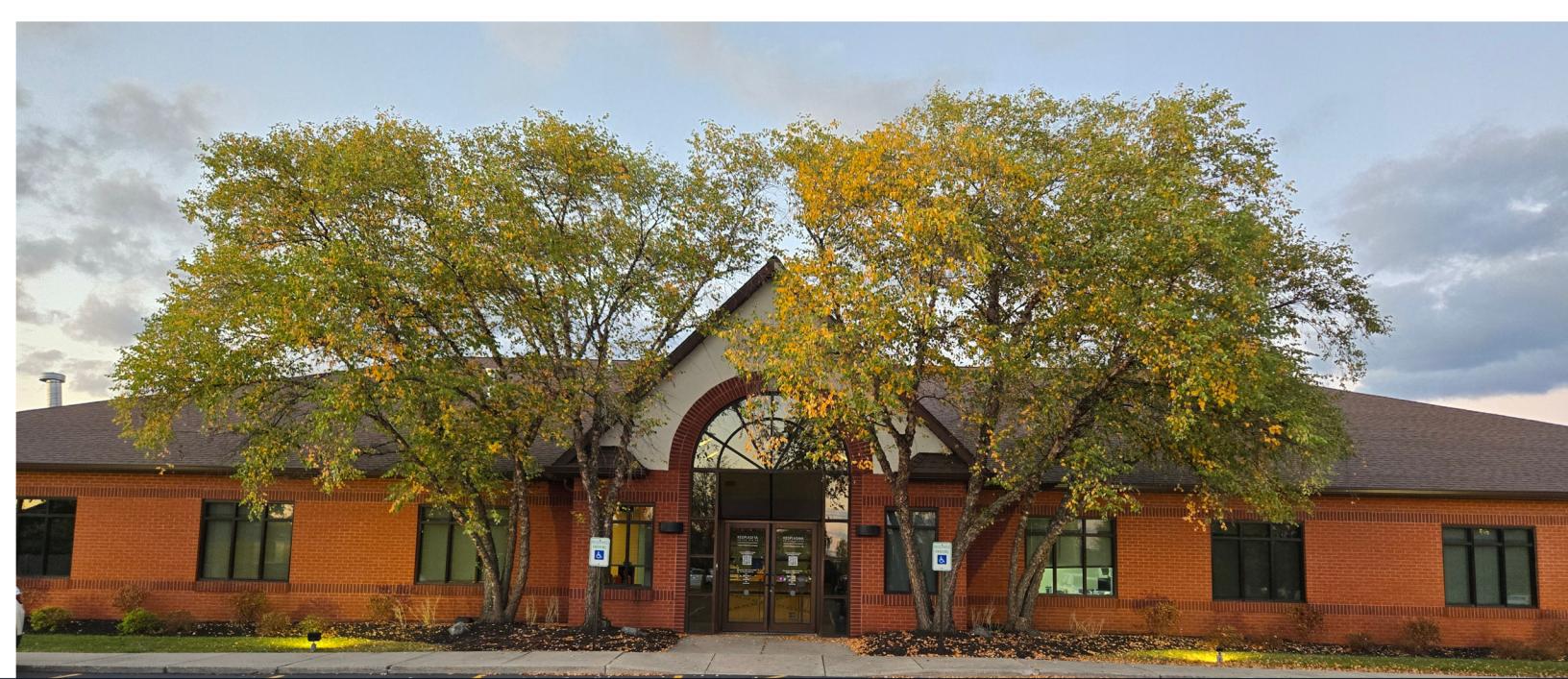
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J. R. Militello Realty, Inc.
Western New York's Premier
Commercial Real Estate Brokerage



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Contact Eric Warren

Licensed Real Estate Salesperson
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Investment Information

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