

5,965+/- SF Office/Flex Opportunity

37 Anderson Road, Cheektowaga, NY 14225



OFFERING SUMMARY

Sale Price:	\$549,900
Available SF:	1,500 - 5,965 SF
Lease Rate:	\$14.00 SF/yr (NNN)
Lot Size:	0.58 Acres
Year Built:	1956
Building Size:	5,965 SF
Price / SF:	\$92.19

PROPERTY OVERVIEW

37 Anderson Road offers a 5,965+/- SF office/flex opportunity. The property features a versatile, well-maintained office layout ideal for a wide range of users. The space benefits from recently updated mechanical systems and upgraded electrical, offering efficiency and reliability for modern operations. An open, airy floor plan with abundant natural light creates a productive and welcoming work environment. The site includes ample paved parking for 15+ vehicles and is well-suited for businesses such as residential or commercial contractors, auto parts suppliers, professional services, or similar users seeking a functional and flexible footprint.

Surrounded by established businesses in a high-traffic commercial corridor, this property presents a strong opportunity for owner-users or investors looking to secure a well-located asset in the Buffalo market. Review the available floor plans to envision how this space can support your business or investment goals. For added convenience, office furnishings can be made available for an additional minimal cost.



RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

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LOCATION DESCRIPTION

Positioned just off the Walden Avenue exit of the NYS I-90 Thruway, in one of Cheektowaga's most accessible commercial locations. Minutes from Walden Galleria, this central setting provides excellent convenience for both clients and employees, with immediate access to Route 33, I-90, Downtown Buffalo, and Buffalo Niagara International Airport.

PROPERTY HIGHLIGHTS

- Ample paved parking for 15+ vehicles
- Flexible layout suitable for multiple office configurations
- Ideal for contractors, auto parts suppliers, service-based businesses, or general office users
- Located among established businesses in a high-traffic area



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ADDITIONAL PHOTOS

5,965+/- SF Office/Flex Opportunity
37 Anderson Road, Cheektowaga, NY 14225



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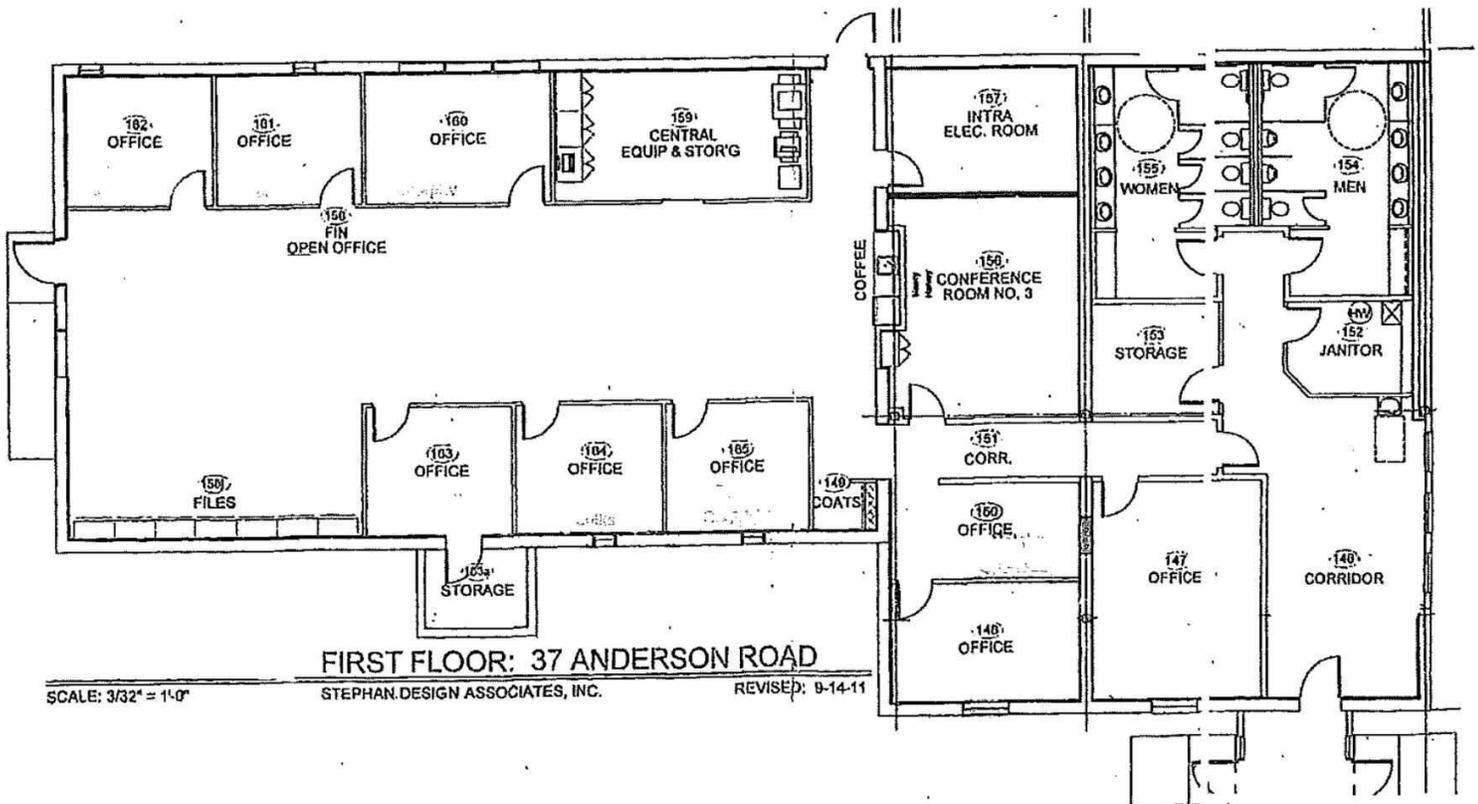
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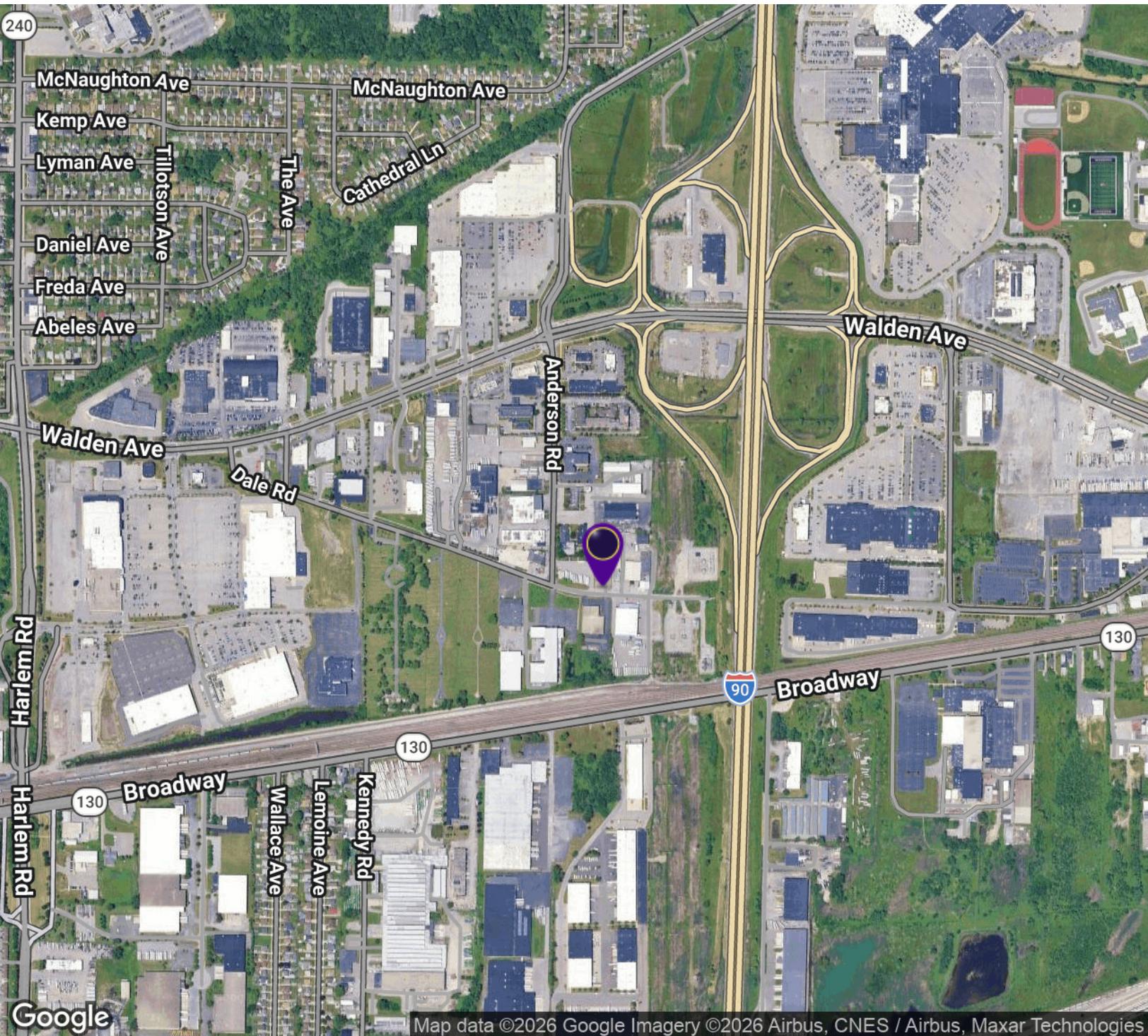
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LOCATION MAP

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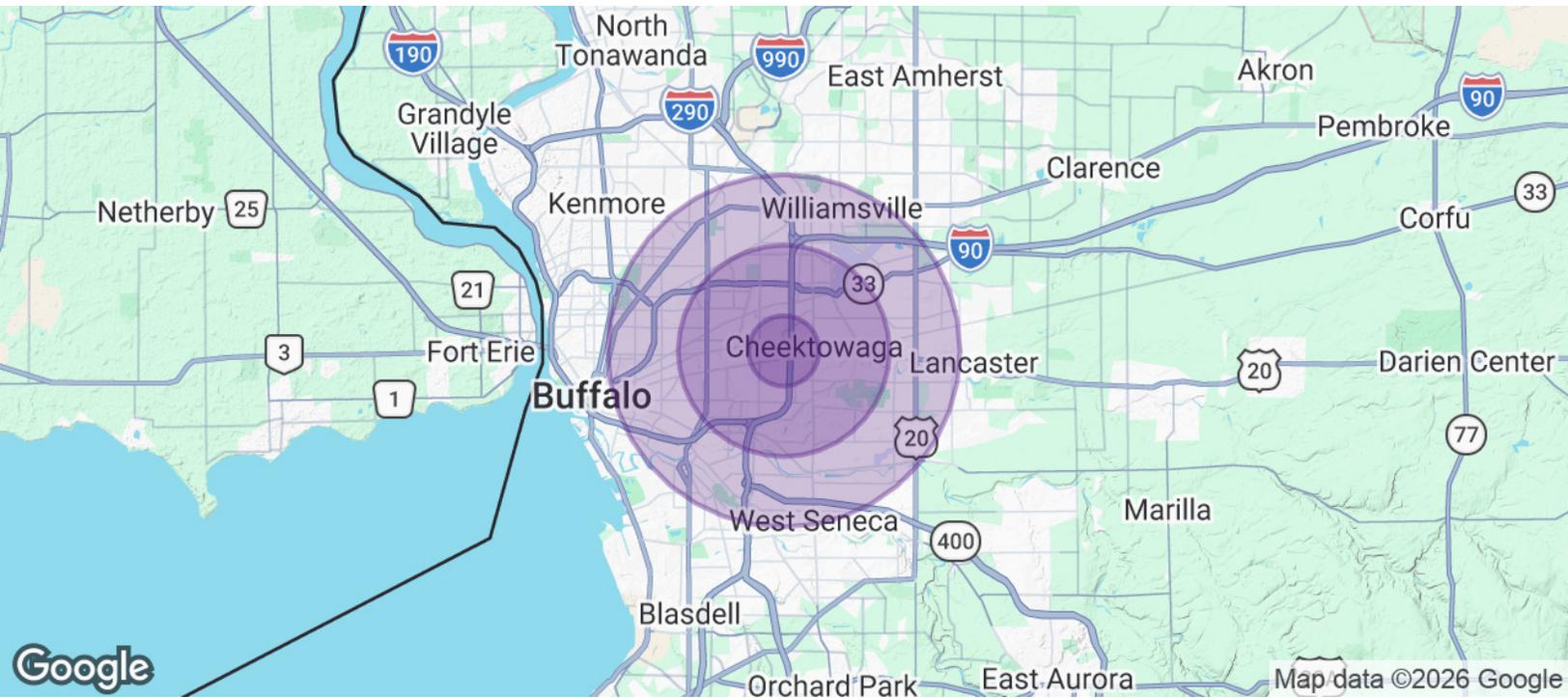


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	152	700	5,705
Average Age	39	37	39.3
Average Age (Male)	41.5	41.6	42.2
Average Age (Female)	35.4	33.3	37.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	68	302	2,413
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$78,801	\$78,368	\$76,746
Average House Value	\$174,847	\$172,782	\$155,783

2023 American Community Survey (ACS)



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