



FOR SALE

± 9,192 SF OFFICE BUILDING AVAILABLE IN PENFIELD, NY

EXCLUSIVE CONTACT

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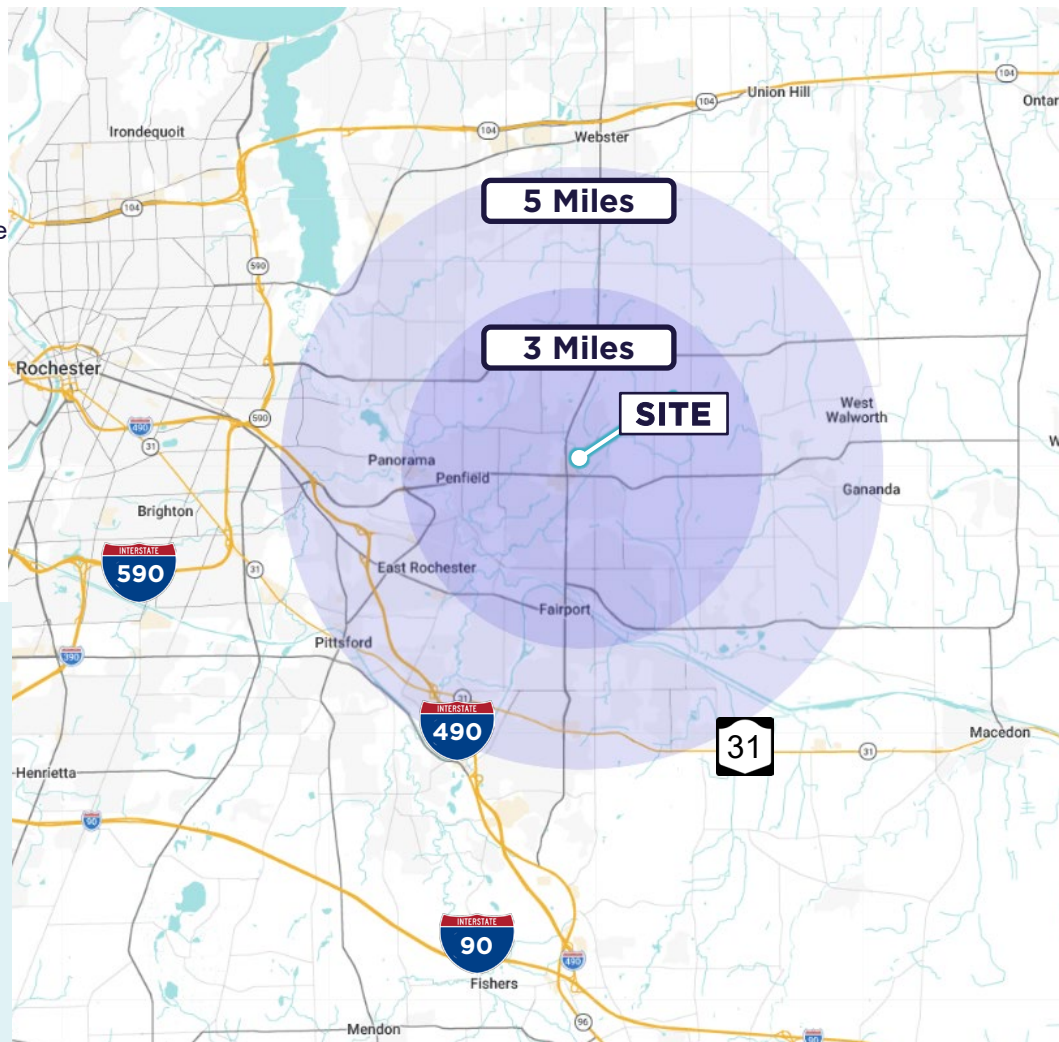
FOR SALE
Property Highlights

- ± 9,192 SF freestanding single-story office building available for sale in Penfield, NY.
- Well-maintained single-floor office property built in 1985, consisting of private offices and a kitchenette.
- Surface parking for approximately 60 cars.
- Flexible office layout suited to professional, medical, high-tech, lab, or office uses.
- ± 2.44-acre lot offers room for expansion or redevelopment.
- Located in the Town of Penfield, just off Rt 441, with nearby amenities such as ALDI, Wegmans, Target, and medical offices.

Drive Time Report

ALDIS	0.3 Miles (1 Min)
Wegmans	0.8 Miles (4 Min)
Harris Whalen Park	1 Miles (4 Min)
I-490	4.8 Miles (10 Min)

Demographics Summary	1 Mile	3 Miles	5 Miles
Population	7,350	41,527	104,014
Average HH Income	\$136,410	\$137,022	\$150,439


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