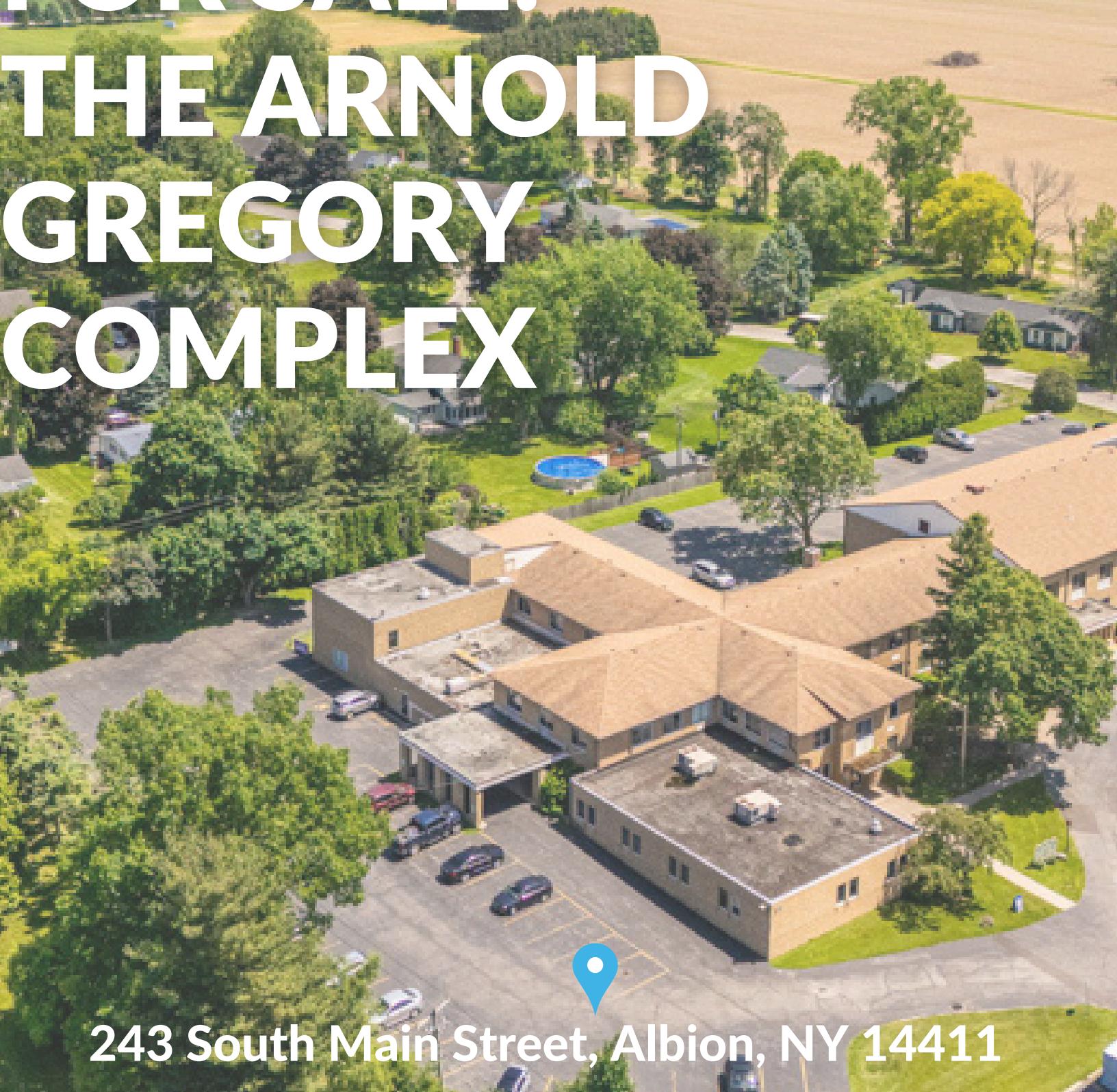




FOR SALE: THE ARNOLD GREGORY COMPLEX



243 South Main Street, Albion, NY 14411



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BENCHMARK
REALTY ADVISORS



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Benchmark Realty Advisors is pleased to present The Arnold Gregory Complex located in Albion, NY. Built as a hospital in 1957 The Arnold Gregory Complex offers approximately 60,000 SF of medical/office space on two floors with ample on-site parking. The property is currently used as a multi-tenant office building and it sits at approximately 75% occupancy with a number of smaller, short-term office/medical tenants. A new owner of this facility could continue to run it as a commercial investment property or there is potential to convert to residential. The design of the facility with ample natural light on either side of a central corridor, combined with the "PC" zoning and flexible nature of the in-place leases make this a very appealing project for an adaptive reuse residential development.

- Address: 243 South Main Street, Albion, NY 14411
- Zoning: PC - Planned Commercial Development
- Sale Price: REDUCED \$750,000
- Year Built: 1950 (Addition in 1978)
- Size: 58,531 Square Feet
- Site Size: 4.12 Acres
- Elevators: 2 passenger elevators, 1 freight elevator
- Location: Albion, NY, one hour northeast of Buffalo & 45 minutes west of Rochester

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