

FREESTAND, MEDICAL OFFICE

**2550 SWEET HOME RD.
AMHERST, NY 14228**



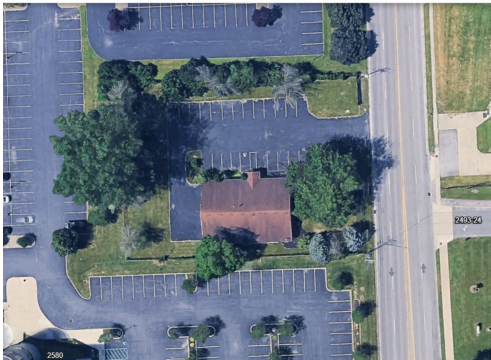
DUE TO RETIREMENT – 1ST TIME EVER ON THE MARKET !!

- All brick, single story, freestand medical bldg. – built 1991 – original owner.
- +/- 2,890 SF - includes approx. 490 SF of storage/ unfinished expansion space.
- (6) exam rms. w/plumbing, laboratory, (4) 2-pc. washrooms, large waiting room, lunch room, reception and private office.
- BONUS: attached 2-car privacy garage with floor drain plus extra storage.
- Lot: 24 car park on treed, fully fenced lot 150 ft. x 201 ft.
- Forced air gas furnace, fully air-conditioned.

Convenient Location: Central Amherst location - .6 mile north of I-990 ramp & 700 yds. south of North French Rd.

Real Estate Taxes: \$11,895.

Setting: Private setting for discreet patient care.



Financing: With minimum 20% down payment Seller will consider holding 1st mortgage at preferred rate and terms.

***** IF YOU ARE PAYING MORE THAN \$9.00/SF NNN FOR RENT – YOU ARE PAYING TOO MUCH!!!** Call me to discuss.

Area Demographics:	<u>3 mi.</u>	<u>5 mi.</u>	<u>10 mi.</u>
Total Population	69,544	213,818	636,840
Avg. Household Income	\$87,617	\$94,360	\$83,978

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