

OFFICE BUILDING FOR SALE



Property Description

Presenting a compelling investment opportunity in the Buffalo area, this fully leased 3,821 SF building, constructed in 1979 and zoned A, offers a secure income stream with the current agreement set to expire in approximately five years. Ideal for investors seeking stability and potential, as well as longer-term owner/users looking to secure a prime asset, this property embodies lasting value and opportunity. With 100% occupancy and versatile spaces designed to meet modern tenant needs, this offering is perfectly positioned to capitalize on the thriving commercial landscape in the Buffalo area.

Property Highlights

- 3,821 SF building ideal for office or medical use
- Constructed in 1979, offering solid construction and longevity
- Zoned A, providing flexibility for various potential uses
- Prime location in the thriving Buffalo area
- Fully leased with 100% occupancy, ensuring immediate income
- Well-maintained property ready for immediate investment



Michael Scheid

Licensed Associate Real Estate Broker
716.491.7181
mscheid@huntcommercial.com

Offering Summary

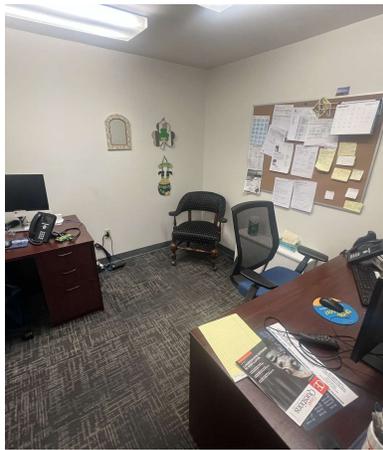
Sale Price:	\$900,000
Lot Size:	17,545 SF
Building Size:	3,821 SF
NOI:	\$75,000.00
Cap Rate:	8.33%

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	652	1,938	8,722
Total Population	1,443	4,279	18,958
Average HH Income	\$105,061	\$109,569	\$101,941

© 2021 HUNT Commercial. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental, or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



OFFICE BUILDING FOR SALE

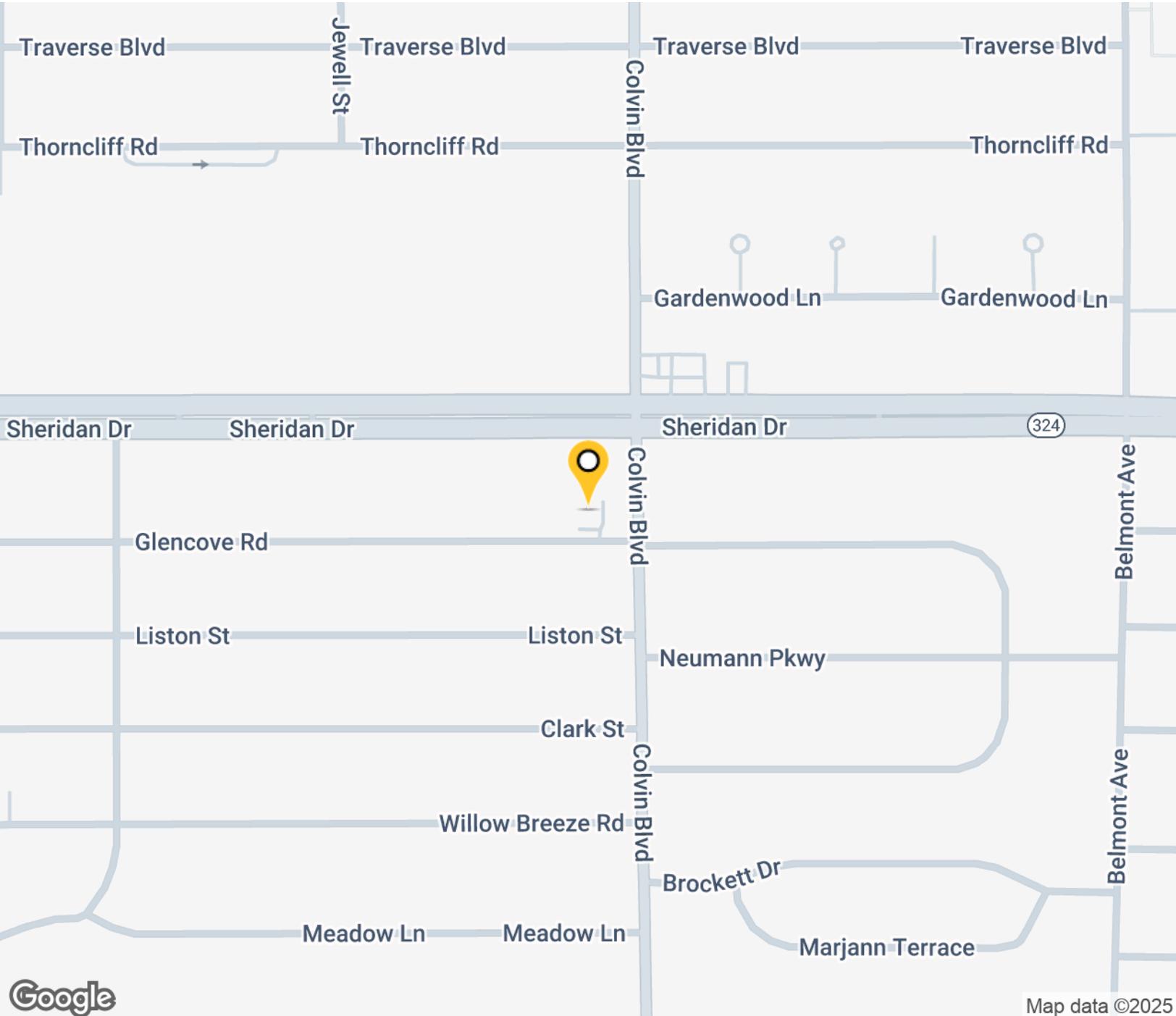


Michael Scheid
Licensed Associate Real Estate Broker
716.491.7181
mscheid@huntcommercial.com

© 2021 HUNT Commercial. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental, or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



OFFICE BUILDING FOR SALE



Michael Scheid

Licensed Associate Real Estate Broker

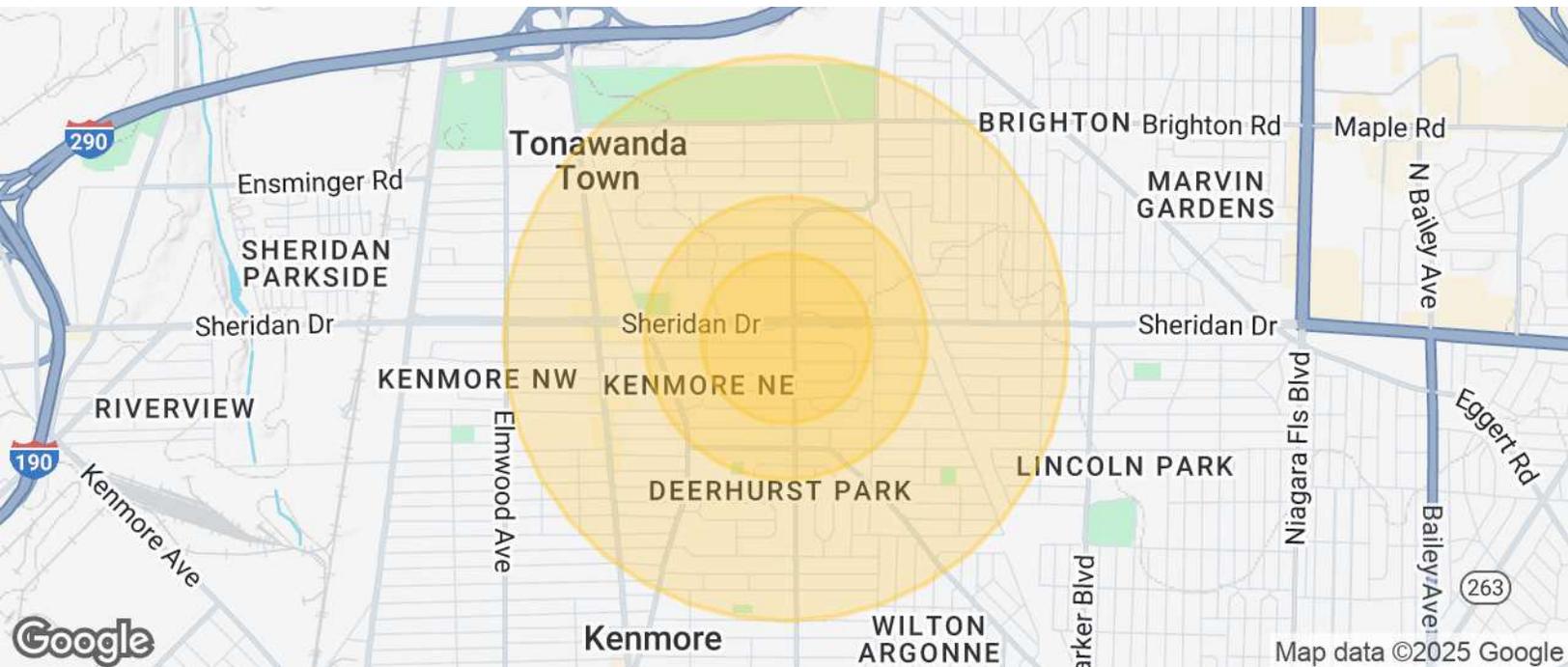
716.491.7181

mscheid@huntcommercial.com

© 2021 HUNT Commercial. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental, or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



OFFICE BUILDING FOR SALE



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,443	4,279	18,958
Average Age	44	45	45
Average Age (Male)	43	43	43
Average Age (Female)	46	46	46

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	652	1,938	8,722
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$105,061	\$109,569	\$101,941
Average House Value	\$274,805	\$278,442	\$252,636

Demographics data derived from AlphaMap



Michael Scheid

Licensed Associate Real Estate Broker
716.491.7181
mscheid@huntcommercial.com

© 2021 HUNT Commercial. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental, or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

