

843+/- SF Medical Office Space

6691 - 6693 Transit Rd., Williamsville, NY 14221, Williamsville, NY 14221



OFFERING SUMMARY

Available SF:	843 SF
Lease Rate:	Call for More Details
Lot Size:	0.82 Acres
Building Size:	3,720 SF
Zoning:	Commercial

PROPERTY OVERVIEW

Located in a vibrant area, this property offers easy access for both locals and visitors. Spanning approximately 843 +/- SF on a 0.82 +/- acre lot, this modern building was constructed in 2006 and is ideal for various business operations. Previously used as Enterprise Office Space and most recently as a Medical Office, the property features 4 private offices or exam rooms, a reception area, and a spacious waiting room. It includes one ADA accessible restroom and a double-locked DEA-approved medication box. The interior is in excellent condition. The property also boasts ample paved parking around the building and a well-lit parking lot. Conveniently situated behind Tim Horton's, it has direct access from Transit Rd and Freeman Rd with signage available on Transit Rd. and pole sign available on Freeman Rd. Also available for additional \$10,000 is like new Medical Equipment and Furniture.



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4455 TRANSIT ROAD, SUITE 3B
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www.recckio.com

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LOCATION DESCRIPTION

Located adjacent to Russell's Steaks, Chops & More, Five minutes from Buffalo International Airport. Nestled within minutes of several newer name brand hotels, retailers and restaurants.

PROPERTY HIGHLIGHTS

- Built 2006
- 4 Offices
- Plenty of Parking
- Fully Finished Inside & Outside
- Easily Accessible
- Excellent Condition
- Easily Accessible with Traffic Signal Access

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,520	22,433	66,000
Total Population	3,491	50,836	153,476
Average HH Income	\$117,029	\$110,540	\$113,185



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ADDITIONAL PHOTOS

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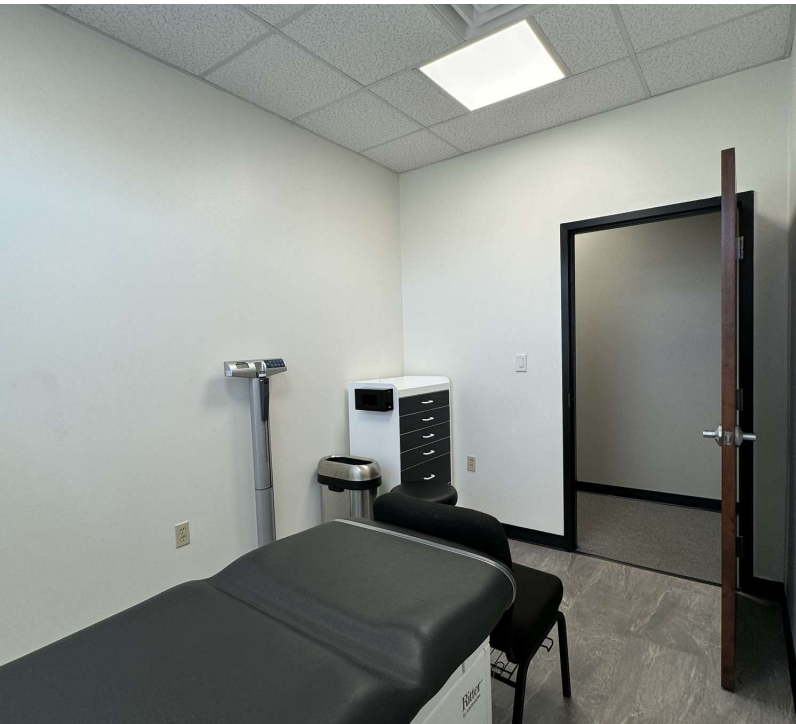
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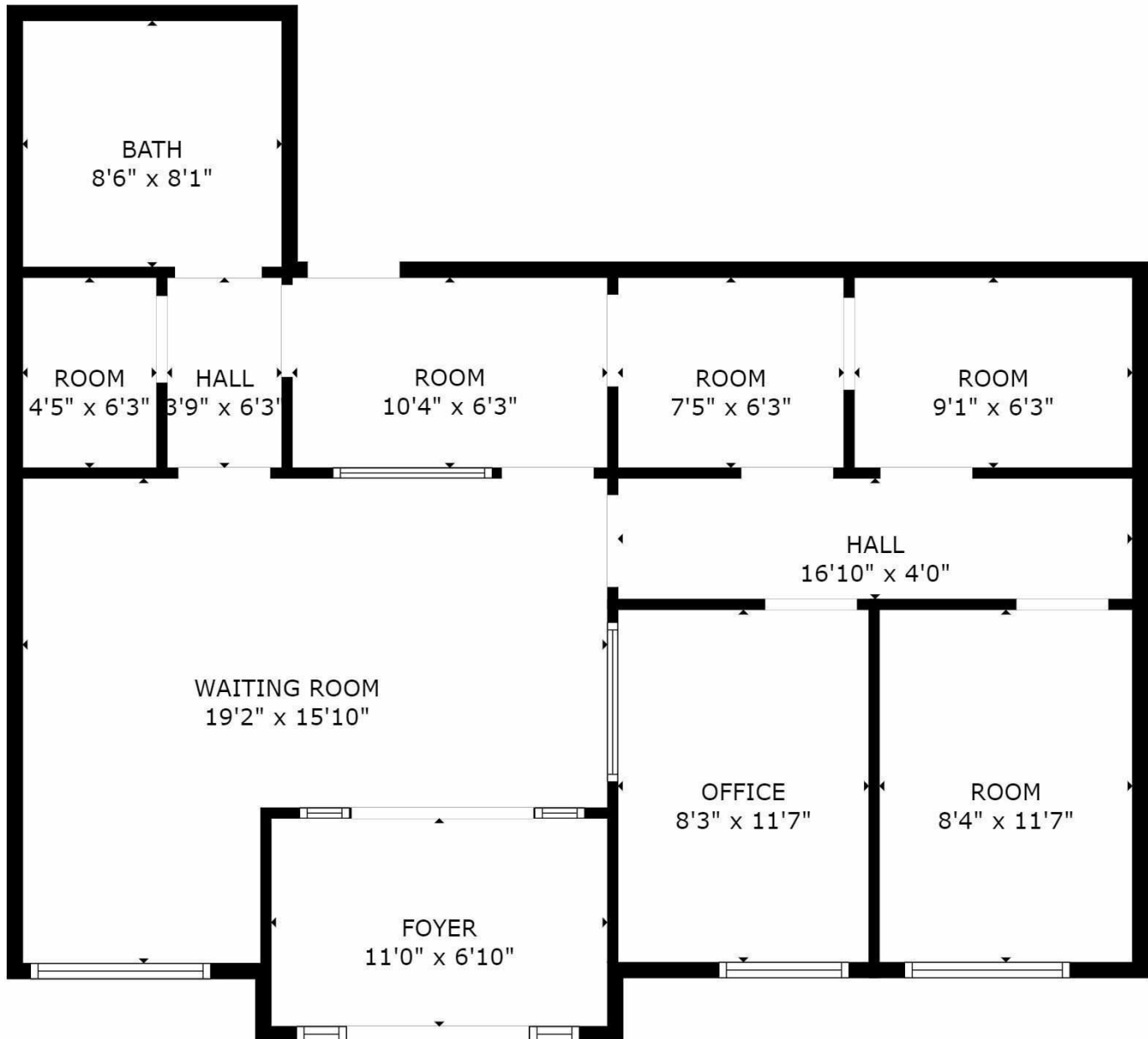
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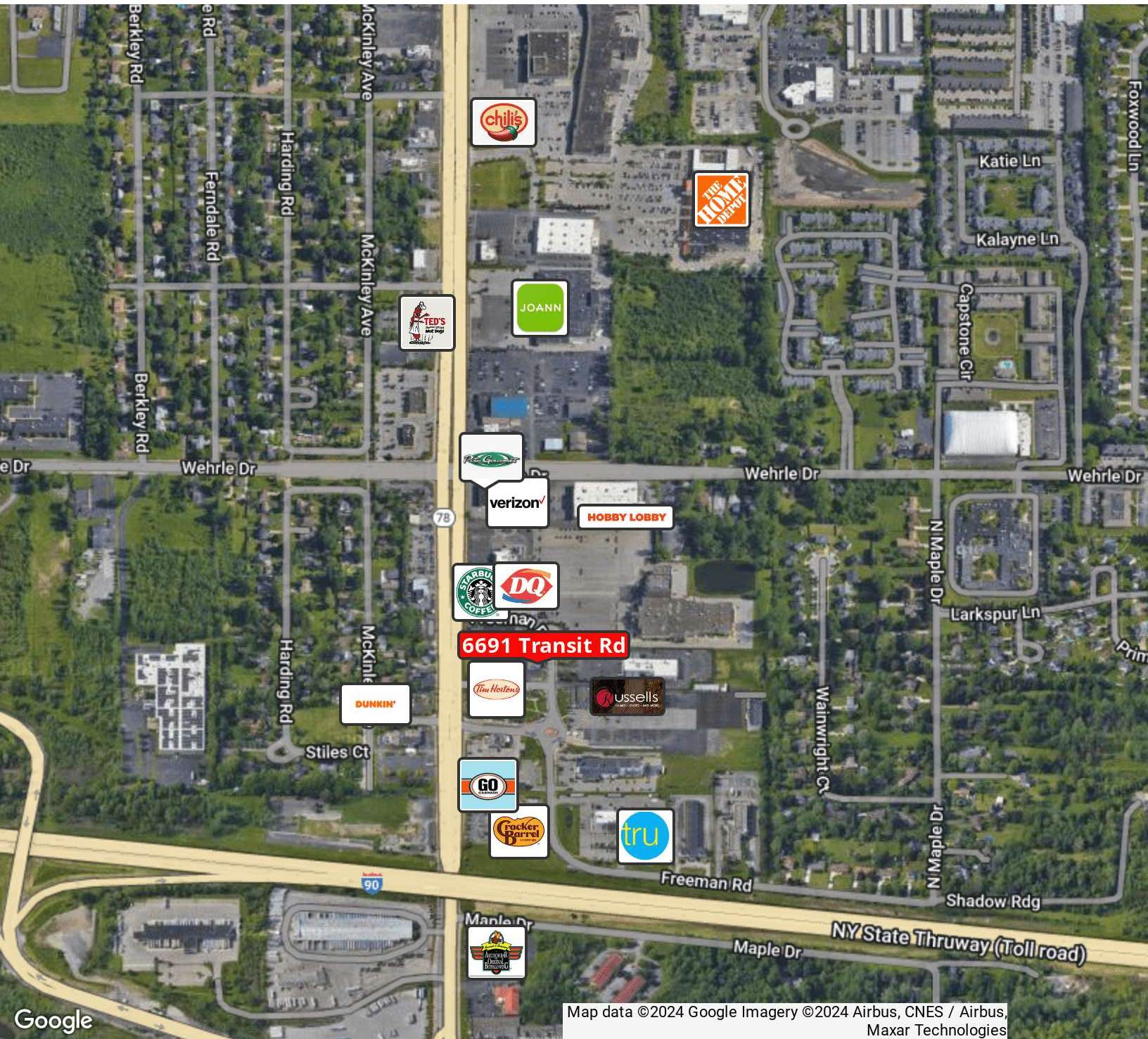
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6693 TRANSIT RD



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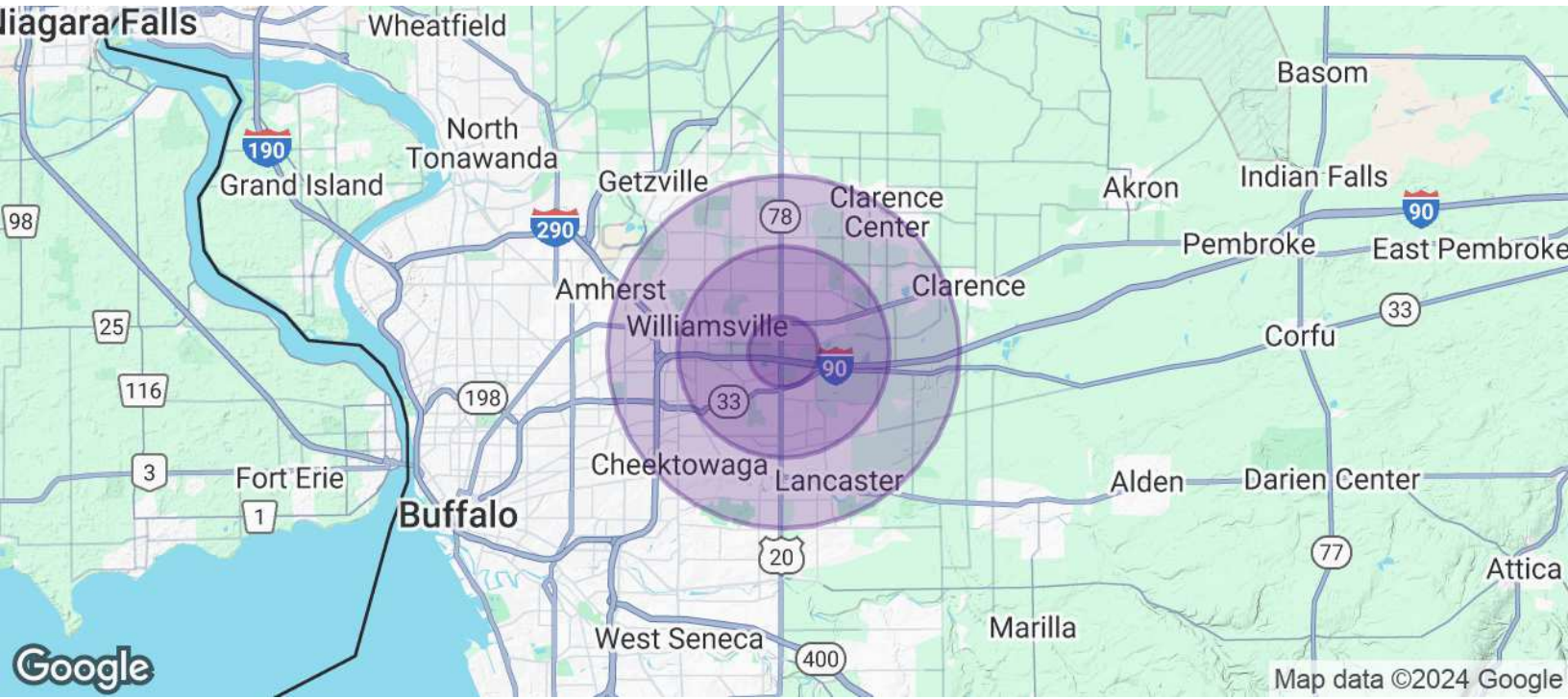


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,491	50,836	153,476
Average Age	44	46	45
Average Age (Male)	43	44	43
Average Age (Female)	46	47	46
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,520	22,433	66,000
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$117,029	\$110,540	\$113,185
Average House Value	\$300,747	\$309,515	\$314,701

Demographics data derived from AlphaMap



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