

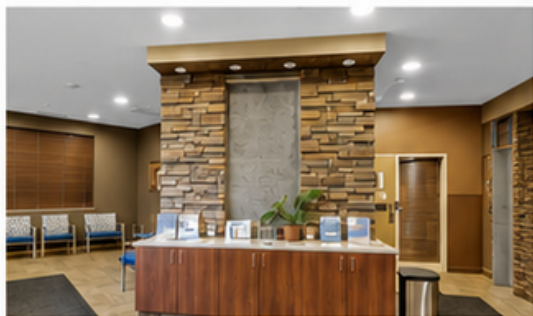


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COMMERCIAL



Fawne Carver FOR SALE

PREMIER MEDICAL OFFICE OPPORTUNITY



OFFICE
5,544 SqFt

PREMIER MEDICAL OFFICE IN A HIGH-TRAFFIC CORRIDOR

Discover a fully operational, beautifully maintained medical facility positioned directly on high-visibility Niagara Falls Boulevard in Amherst. This turn-key property offers an exceptional opportunity for medical groups, urgent care operators, specialty practices, or healthcare investors seeking a plug-and-play space in one of Western New York's strongest commercial corridors.



2099 Niagara Falls Boulevard
Amherst, NY 14228



716.390.5686



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2099

NIAGARA FALLS BOULEVARD AMHERST, NY 14228

PROPERTY DESCRIPTION

Turn-Key Medical / Urgent Care Facility – Prime Amherst Location

Discover a fully operational, beautifully maintained medical facility positioned directly on high-visibility Niagara Falls Boulevard in Amherst. This turn-key property offers an exceptional opportunity for medical groups, urgent care operators, specialty practices, or healthcare investors seeking a plug-and-play space in one of Western New York's strongest commercial corridors.



KEY PROPERTY FEATURES



PREMIER AMHERST OFFICE LOCATION

Situated on Niagara Falls Blvd with outstanding exposure, signage opportunities, and effortless access for patients and staff.



TURN-KEY MEDICAL BUILD-OUT

Designed for efficiency and patient flow, featuring exam rooms, private offices, reception/waiting areas, and treatment spaces already in place.



MODERN, BEAUTIFUL INTERIOR

The building is exceptionally well-maintained with updated finishes, clean medical infrastructure, and a professional atmosphere that requires little to no upfront renovation.



AMPLE PARKING & EASY ACCESS

Generous on-site parking paired with convenient ingress/egress off the Boulevard makes this an ideal facility for a high-traffic healthcare operation.



VERSATILE USE

Perfect for urgent care, primary care, dental, imaging, specialty clinics, or wellness practices. Flexible layout suits both single-provider and multi-provider operations.



PREMIER OFFICE ENVIRONMENT

Features upscale finishes, a dramatic lobby, and fully built-out professional medical space designed for a premier practice.



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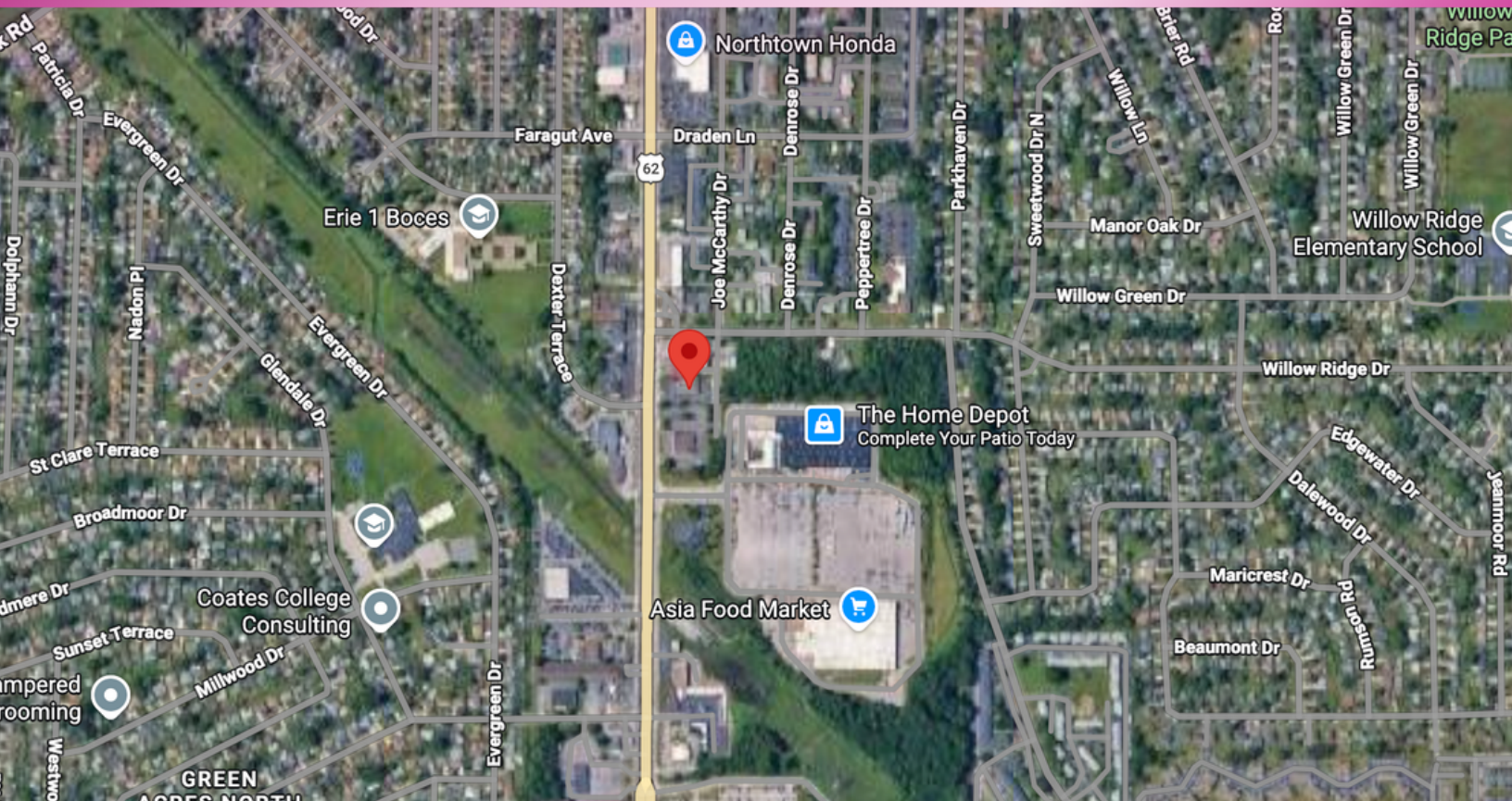
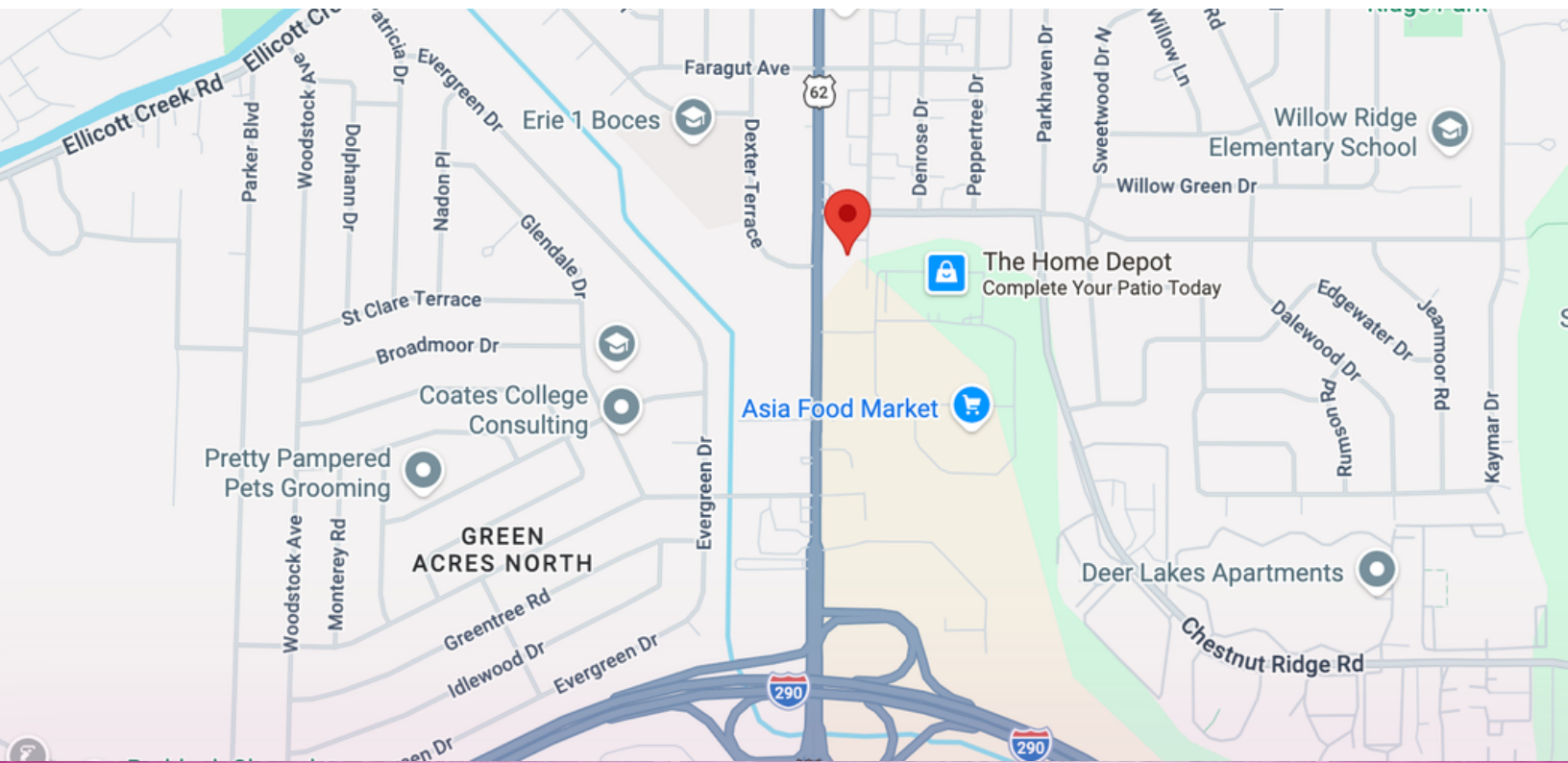


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Symphony Commercial Real Estate
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