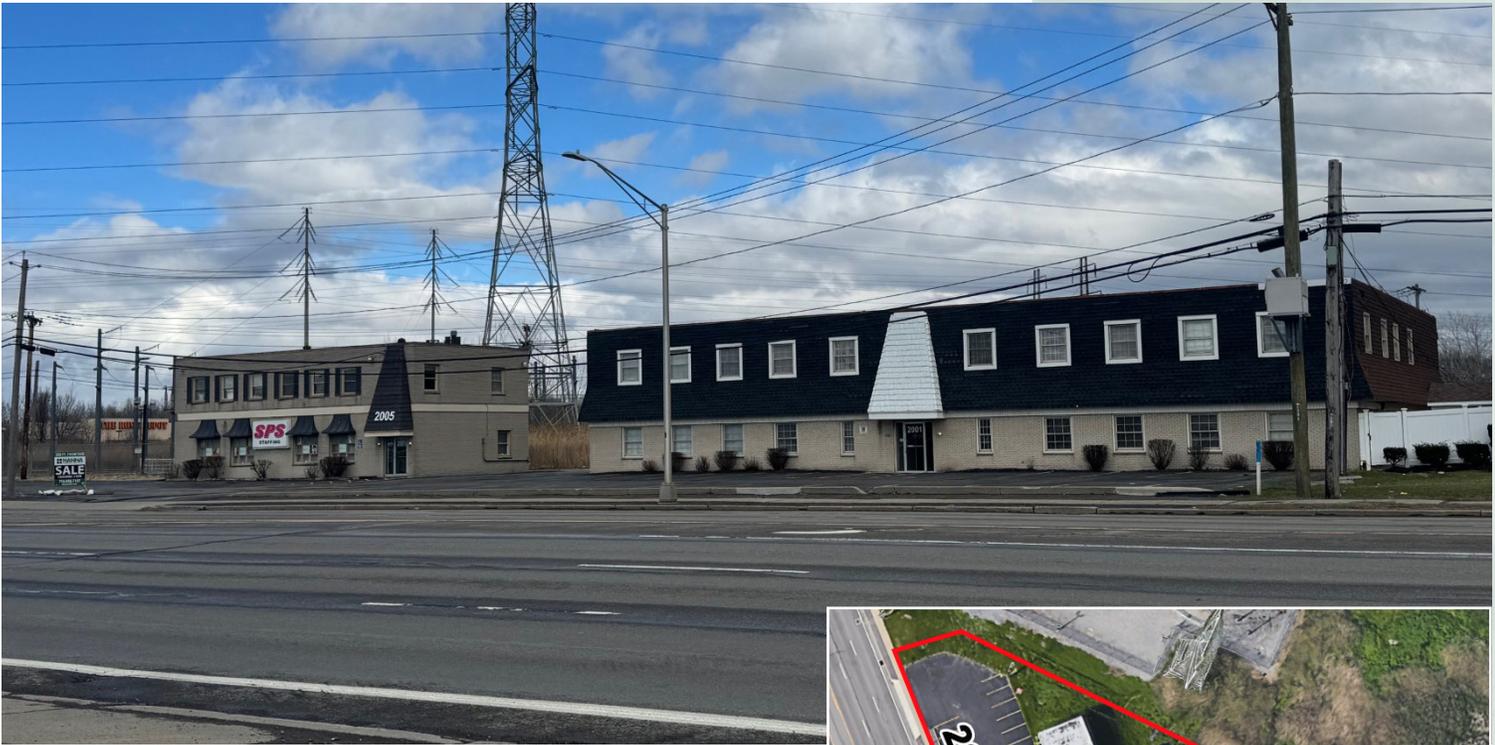


FOR SALE

Two Medical/Office Buildings

2001-2005 Niagara Falls Blvd., Amherst, NY 14228



PROPERTY HIGHLIGHTS

- Two Medical/Office buildings totaling almost 19,000 SF
- Just north of I-290
- 290 ft. of frontage on Niagara Falls Blvd
- Just under 1 acre (.97)
- Daily traffic counts of almost 50,000
- Parking for approx. 80 vehicles
- Two curb cuts
- Multiple tenants in place, large upside
- Zoned GB - General Business
- Many development/redevelopment possibilities
- **Price Reduced to \$1,700,000**

HANNA
COMMERCIAL REAL ESTATE
344 Delaware Ave, Suite 200, Buffalo, NY 14202



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

David Doerr

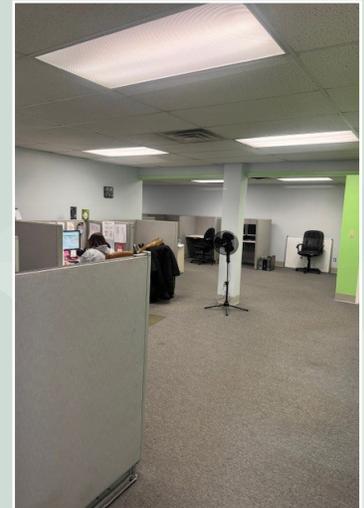
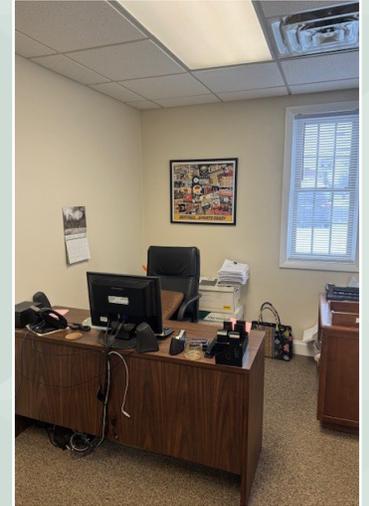
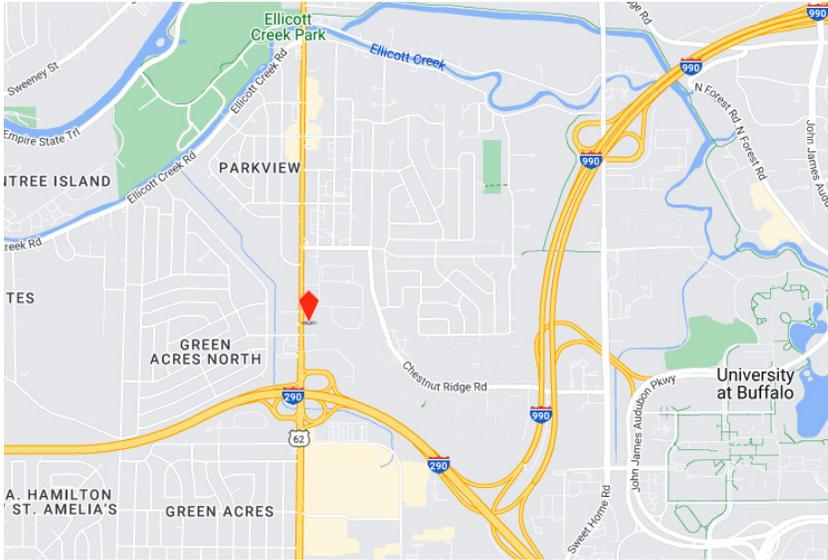
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