

FOR SALE

1516 Military Road
Kenmore, NY 14217



11,200 ± SF Freestanding Building

Building Features

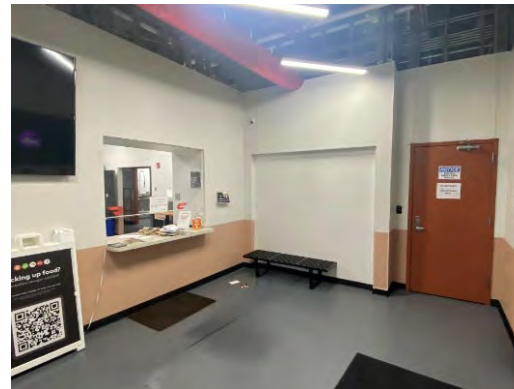
Total Building Size	11,200 ± Sq. Ft.
Lot Size	0.82 ± Acres
Zoning	MU-I

Property Highlights

- Ghost kitchen space with 27 units and 18 walk-in coolers
- 14' clear height
- Brand new HVAC system for specialized air handling
- Ample parking on-site
- Fully sprinklered
- Highly visible building on Military Road near Sheridan Drive
- Proximate to I-190 & I-290 offering excellent regional access
- Across the street from Kenmore Mercy Hospital
- Ideal for: ghost kitchen, materials testing lab, brewery/dispensary

Traffic Counts

Military Road	18,944 AADT
Sheridan Drive	18,647 AADT
Source:	NYS DOT 2019



Contact

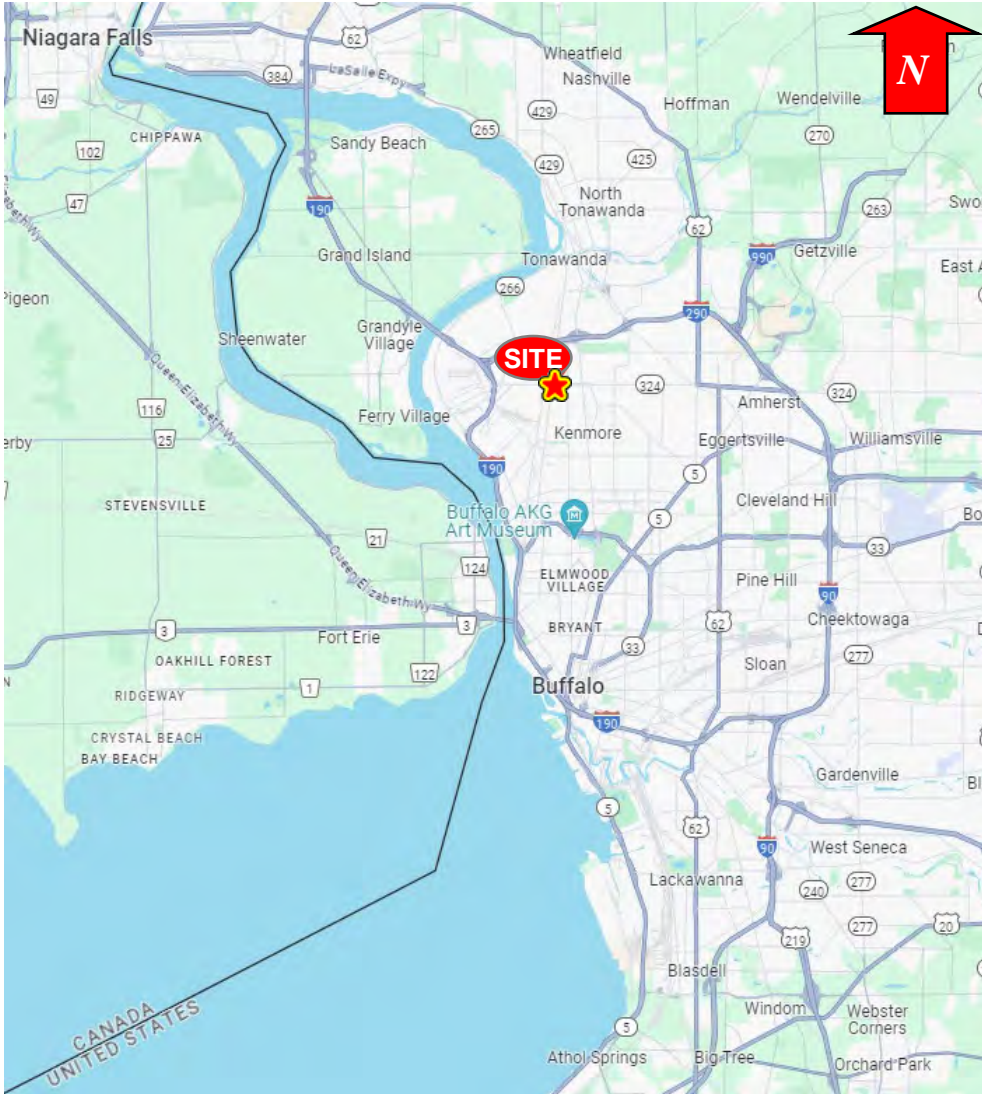
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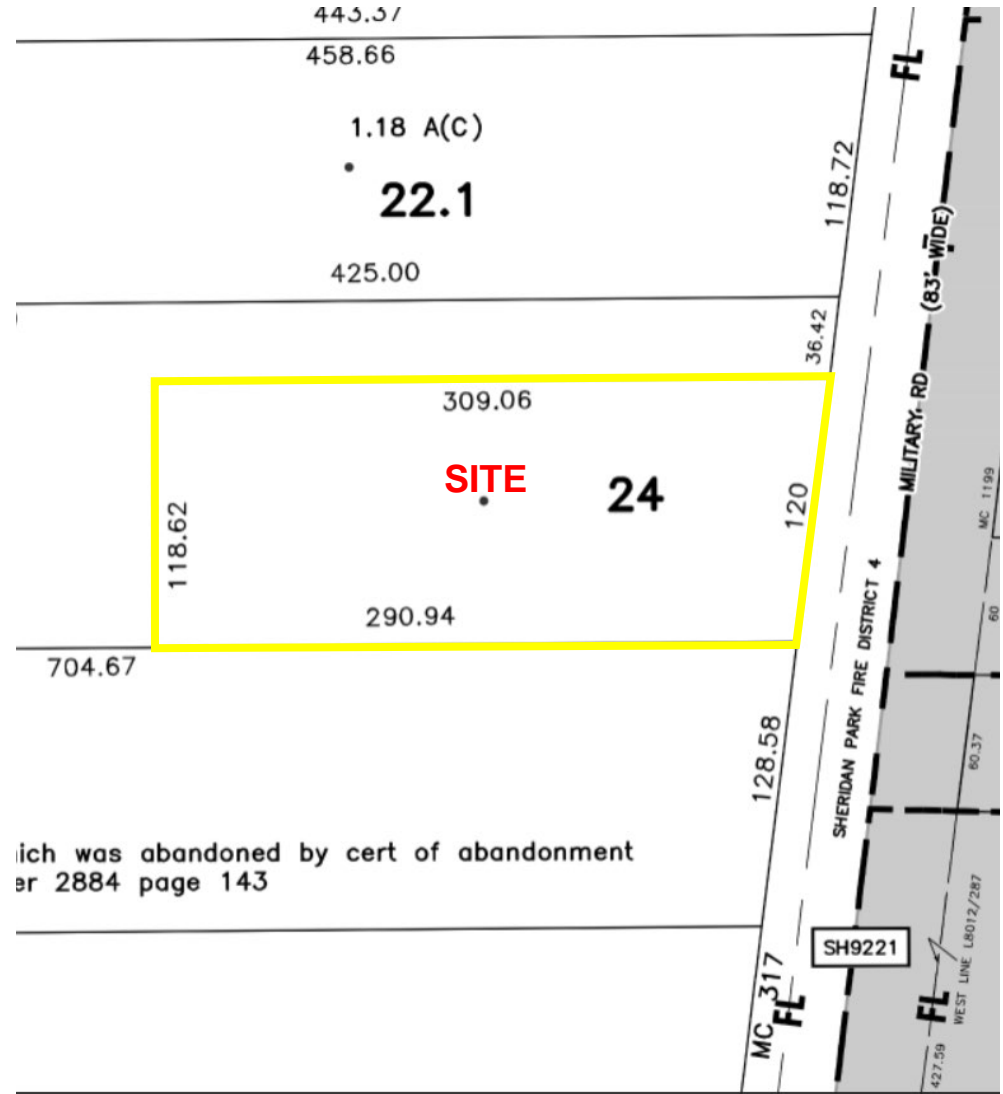
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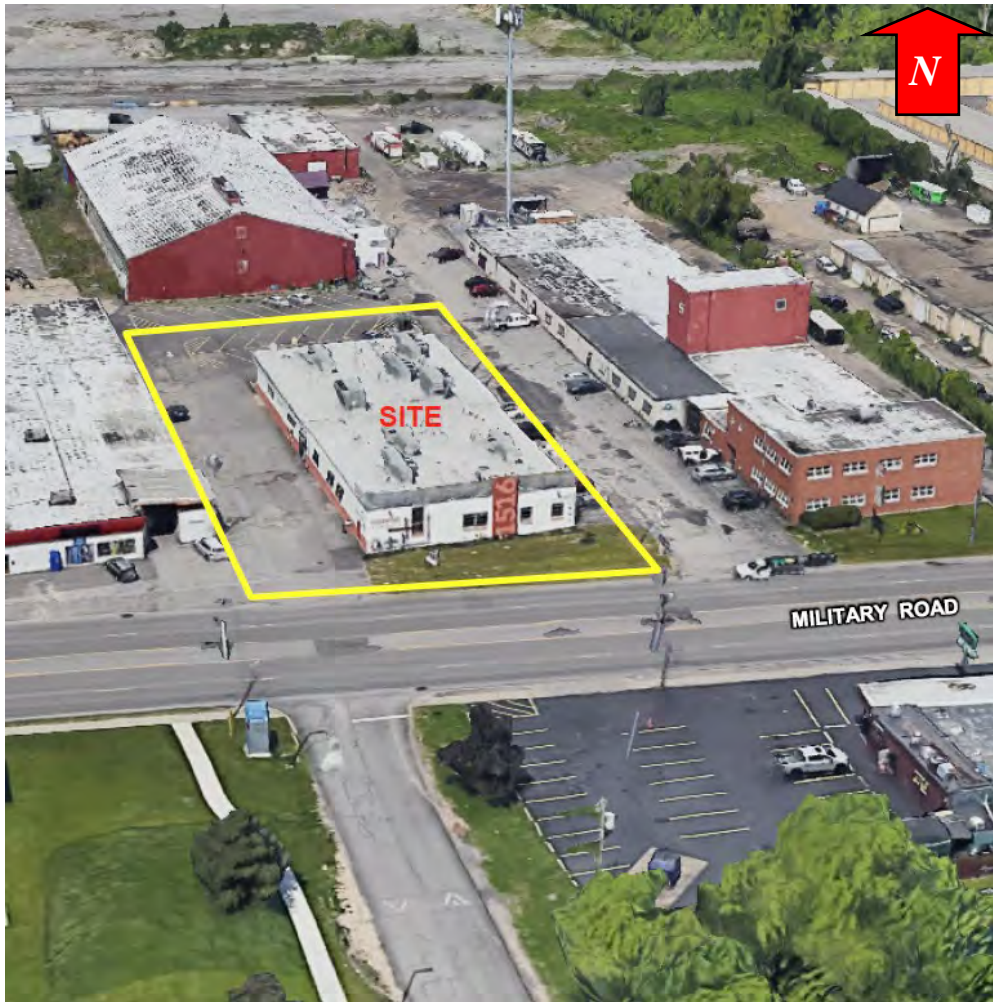
Location Map



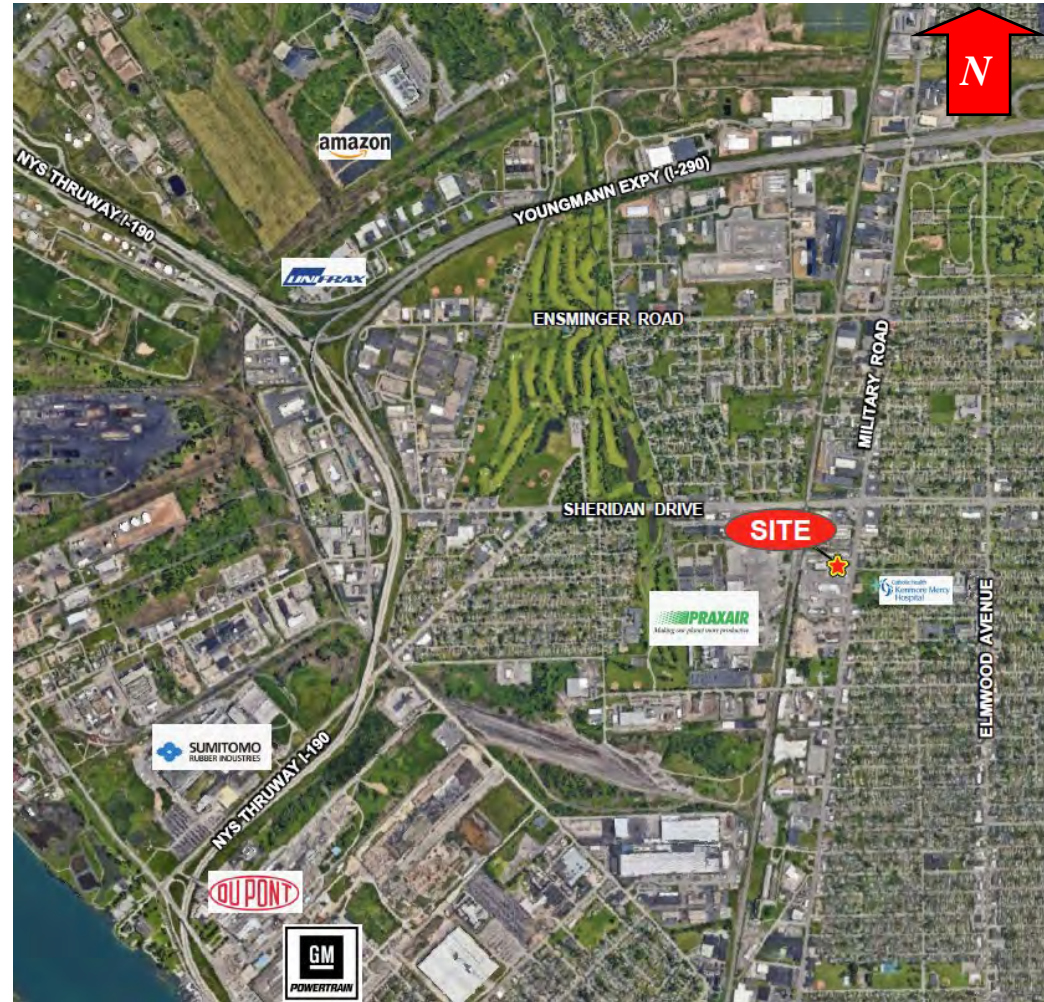
Tax Map

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Property Aerial



Location Aerial