FOR SALE 775-785 Fairmount Avenue Jamestown, NY



Building Features	
Building Size	7,000 <u>+</u> Sq. Ft.
Year Built	2001
Lot Size	0.67 <u>+</u> Acres
Parking	Ample
Zoning	Professional Office

Property Highlights

- Fully leased 7,000 SF multi-tenanted office building for sale
- Good mix of professional tenants
- The property has a strong history of high occupancy rates
- Located in a highly visible and desirable area within a progressive and active trade area of the Jamestown Market
- Building features:
 - Low-maintenance brick exterior
 - Brand new roof installed in October 2024
- Ideal for: investors seeking a stable, income-producing asset

Demographics	1 Mile	3 Miles	5 Miles
Population	3,825	31,384	44,469
Average H.H. Income	\$80,529	\$70,030	\$72,776

Source: ESRI Business Analyst 2024

Contact

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Pyramid Brokerage Company



Traffic	Counte
Trainc	Counts

Fairmount Avenue 19,187 AADT

Source: NYS DOT 2019

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Location Map

Aerial

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Aerial

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