

FOR SALE

775-785 Fairmount Avenue
Jamestown, NY



7,000+ SF Investment Property Available

Building Features

Building Size 7,000+ Sq. Ft.

Year Built 2001

Lot Size 0.67+ 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

MILTON M. DEBOTH
 Associate Real Estate Broker
 +1 716 228 5044
 mdeboth@pyramidbrokerage.com

Investment Property Available For Sale



Traffic Counts

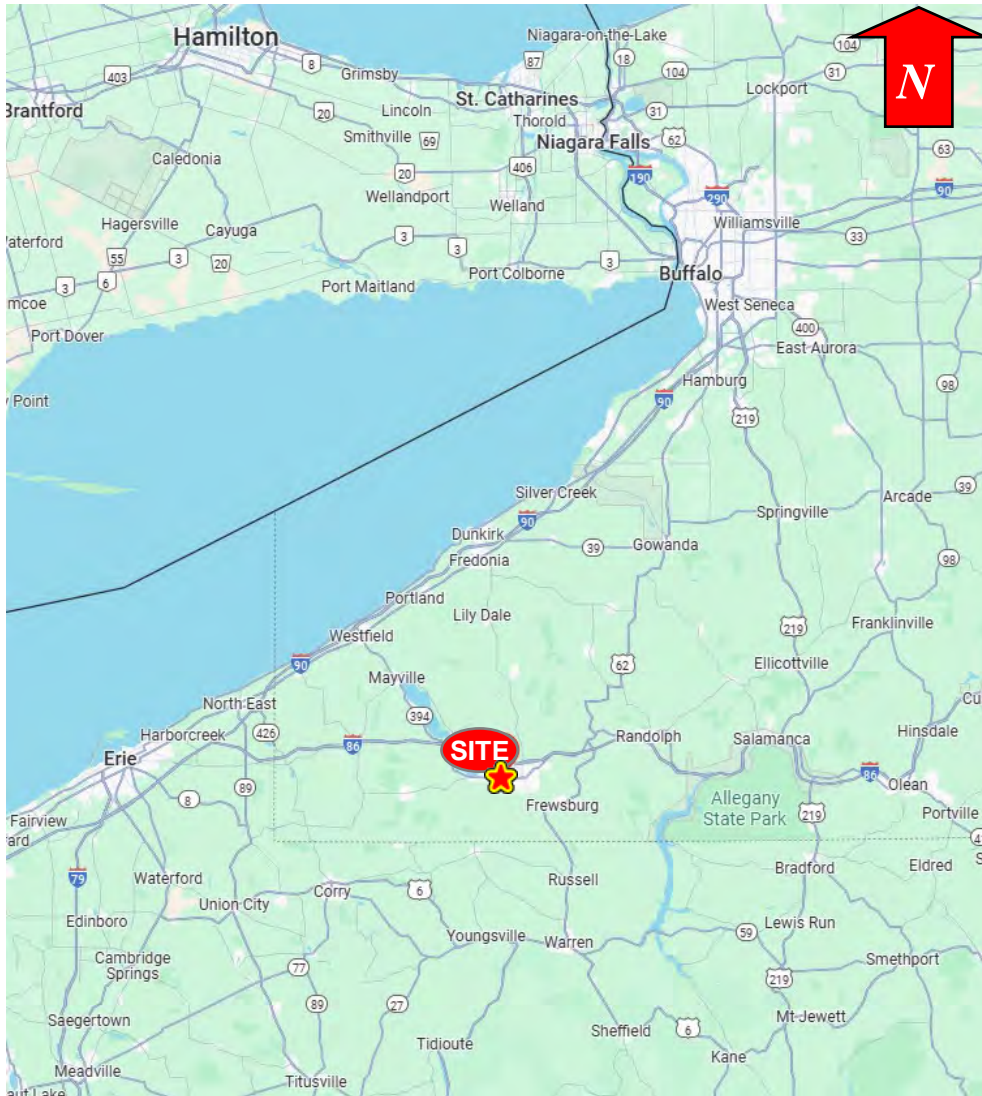
Fairmount Avenue 19,187 AADT

Source: NYS DOT 2019

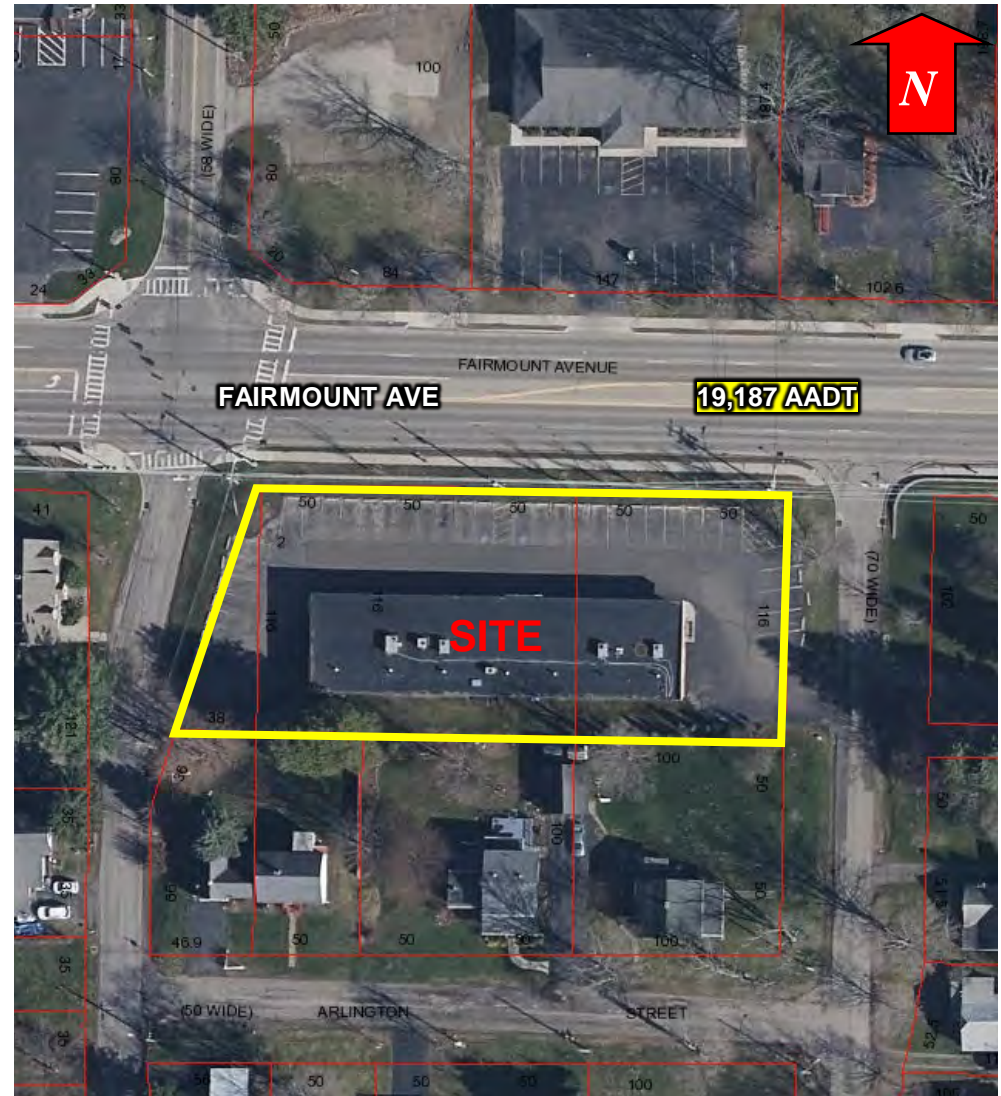
14 Lafayette Square, Suite 1900
 Buffalo, New York 14203
 +1 716 852 7500
 pyramidbrokerage.com

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Location Map



Aerial

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Aerial