

FOR SALE

Medical Office Space

6645 Main Street, Williamsville, NY 14221



PROPERTY HIGHLIGHTS

- Main Street Williamsville Medical Office Space
- 10,534 sq. ft.
- New long-term tenant in place occupying over 7,000 SF, with owner-user seeking leaseback
- 6645 Main Street is situated in densely populated Williamsville, just west of Transit Rd
- New HVAC (2023)
- 60+ car parks
- Asking price \$1,800,000



DEMOGRAPHICS:

	<u>2- Mile</u>	<u>5-Miles</u>
Population:	21,863	170,032
Households:	9,589	70,594
Average HH Income:	\$111,098	\$104,170
Average Daily Traffic Count:	19,368 cars	



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.

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