

## FOR SALE

# 5,916<sub>±</sub> SF OFFICE/FLEX BUILDING FOR SALE

### Building Features

Building Size	5,916 <sub>±</sub> Sq. Ft.
Lot Size	0.24 <sub>±</sub> Acres
Parking	11 Spaces
Zoning	C2

### Property Highlights

- 5,916 SF office/flex building in the heart of Tonawanda
- Located right off the corner of Broad & Main Street with strong visibility
- 11 on-site parking spaces
- Flexible layout suitable for a variety of uses
- Close proximity to neighborhood amenities, retail, and major roadways
- Ideal for: professional office, service contractors, storage/flex users

Demographic	1 Mile	3 Miles	5 Miles
Population	12,599	73,313	210,128
Average H.H. Income	\$74,458	\$87,420	\$90,797

Source: ESRI Business Analyst 2025

### EXCLUSIVE CONTACT

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### Office/Flex Building For Sale



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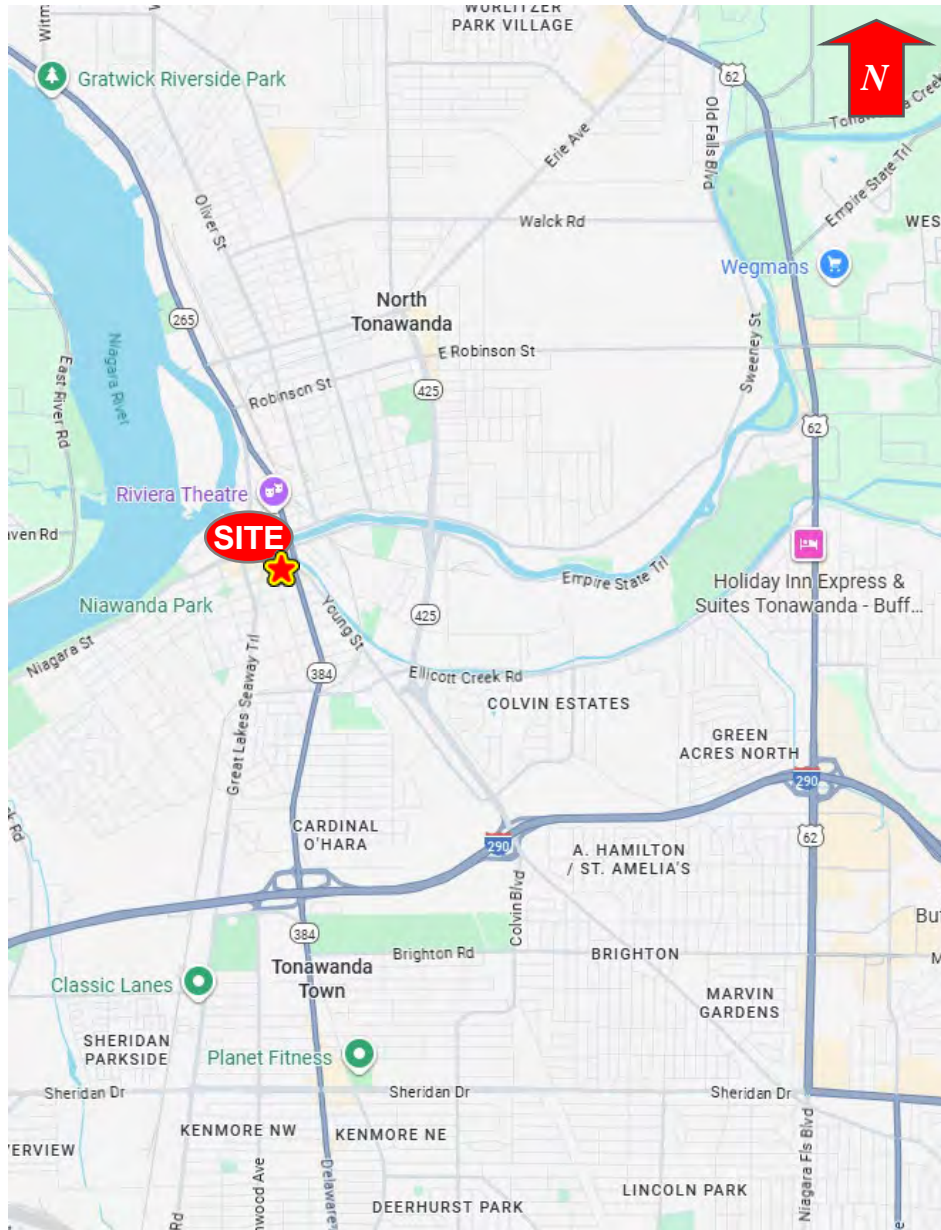


**CUSHMAN &  
WAKEFIELD**



**Pyramid Brokerage  
Company**

64 Broad Street  
Tonawanda, NY



Location Map



Aerial