

## FOR SALE

5,916 $\pm$  SF OFFICE/FLEX  
BUILDING FOR SALE**Building Features**Building Size 5,916 $\pm$  Sq. Ft.Lot Size 0.24 $\pm$  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

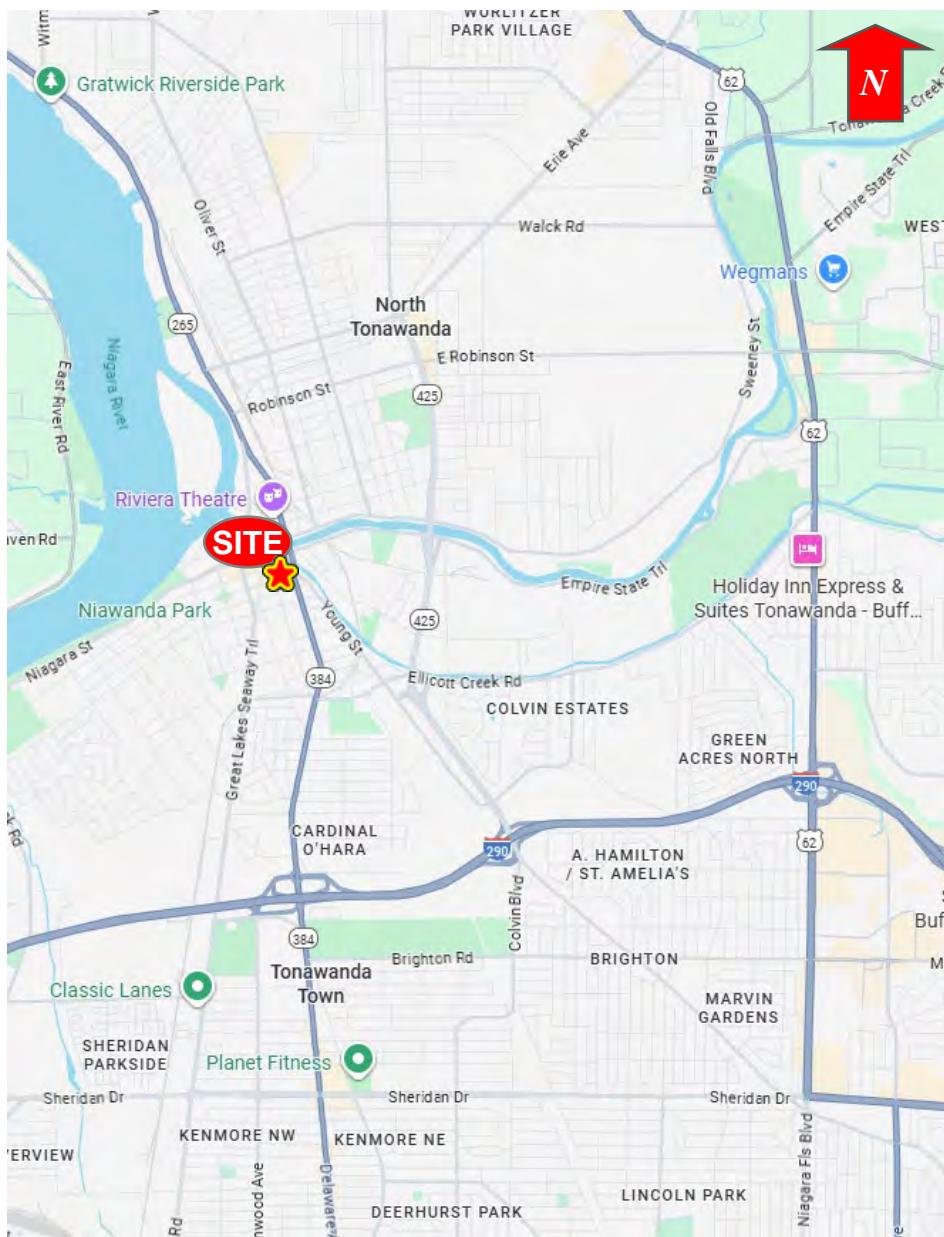
Average H.H. Income \$74,458 \$87,420 \$90,797

Source: ESRI Business Analyst 2025

**EXCLUSIVE CONTACT**

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**Location Map**

**Aerial**