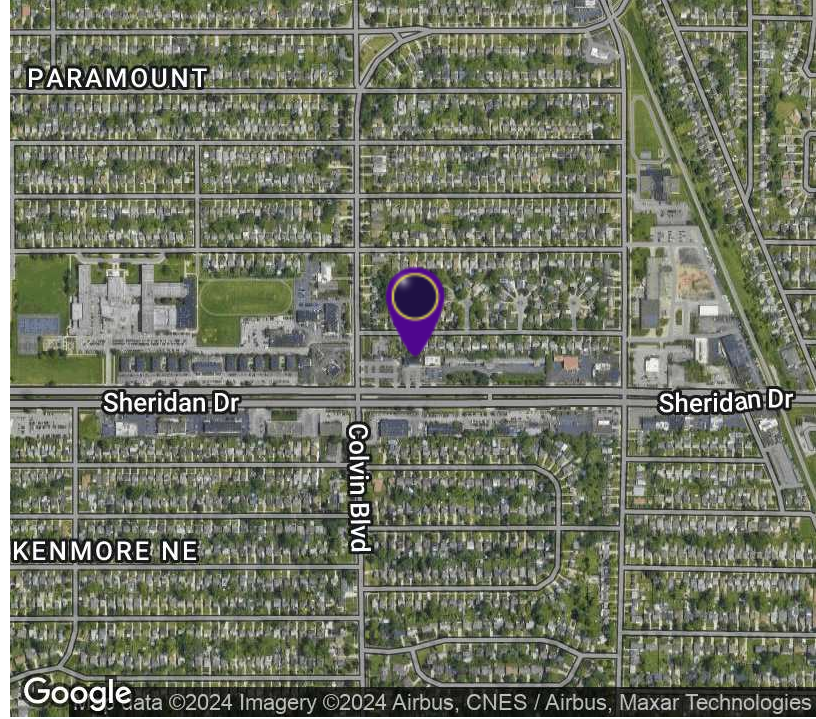


# Executive Office

2060 Sheridan Drive, Buffalo, NY 14223



## OFFERING SUMMARY

Sale Price:	\$1,800,000
Available SF:	12,000 SF
Lease Rate:	\$16.00 SF/yr (NNN)
Lot Size:	0.43 Acres
Building Size:	12,000 SF
Price / SF:	\$150.00

## PROPERTY OVERVIEW

12,000 +/- SF Office building available for sale or lease. Two story office building located on the corner of Sheridan Dr. and Colvin Blvd. 34 parking spaces available in front of the building with two curb cuts allowing easy accessibility. 1st, 2nd, and active subfloor allows one or multiple tenants. Total of 3 floors has elevator access and north and south stairwells. Building provides office/executive office space, conference rooms, cafeteria, break room, printer room, vault, storage, restrooms and much more. ADA accessibility access with wheelchair ramp and 2 parking spaces in front of building. Can be used for owner occupancy or 3 separate tenants in the building. Ideal space for multiple MD offices or Engineering Firm.



**RICK RECCKIO**  
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## LOCATION DESCRIPTION

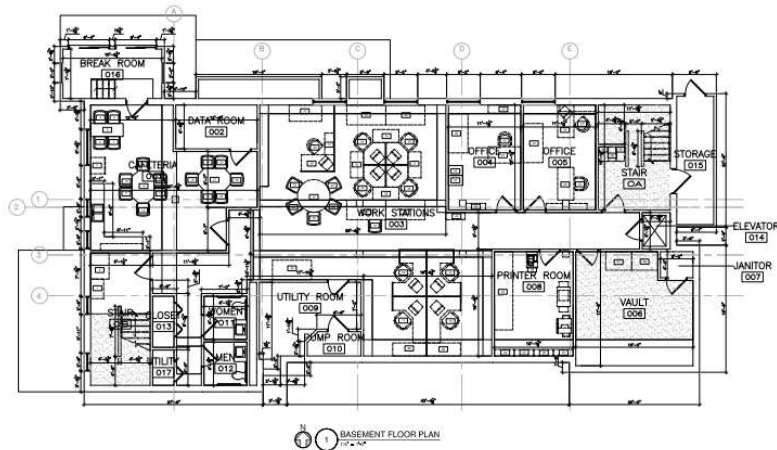
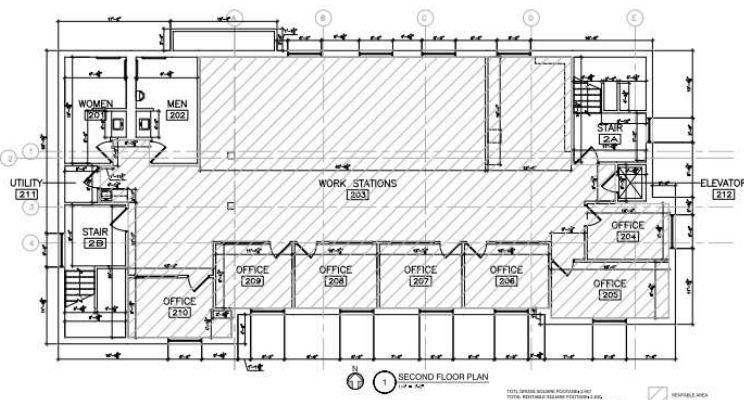
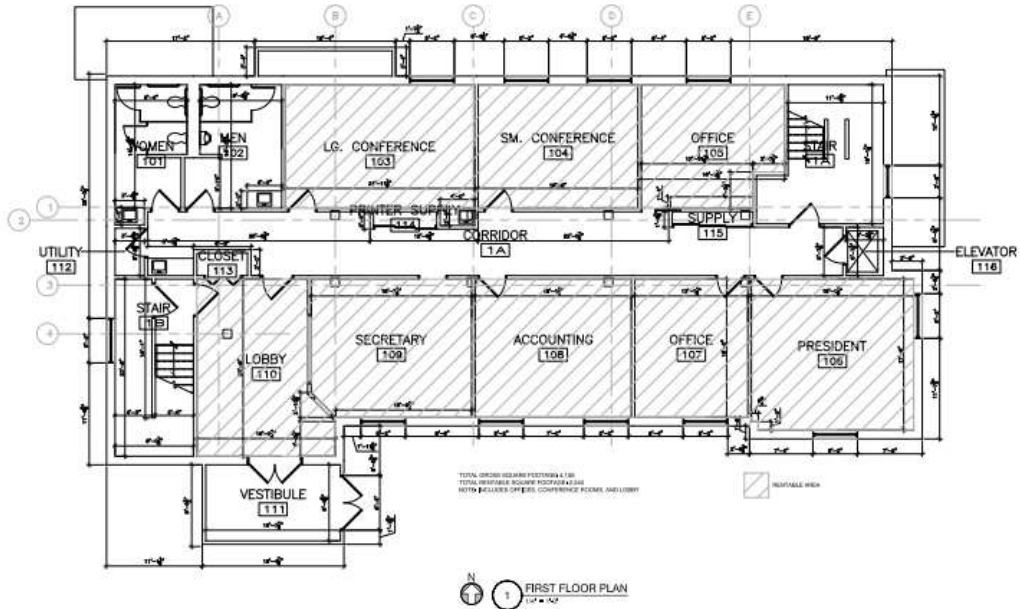
Great central location. Located at the corner of Sheridan Dr. and Colvin Blvd. Walking distance to restaurants, groceries, pharmacies, etc. 1.5 miles from the New York State thruway I-290 (exit 2). Close proximity to University at Buffalo North and South campus, major retail on Niagara Falls Blvd, Village of Elmwood and North Delaware.

## PROPERTY HIGHLIGHTS

- Roof and Access Ramp will be refurbished
- HVAC (heating & cooling) via RTU setting outside on Concrete Pad. In good shape
- Electrical - Three Phase 205-220 VAC with 800 AMP panel
- Security System
- Parking: 35-40+/- cars
- Vestibule & Front Assistant/Phone, etc.

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ADDITIONAL PHOTOS

# Executive Office

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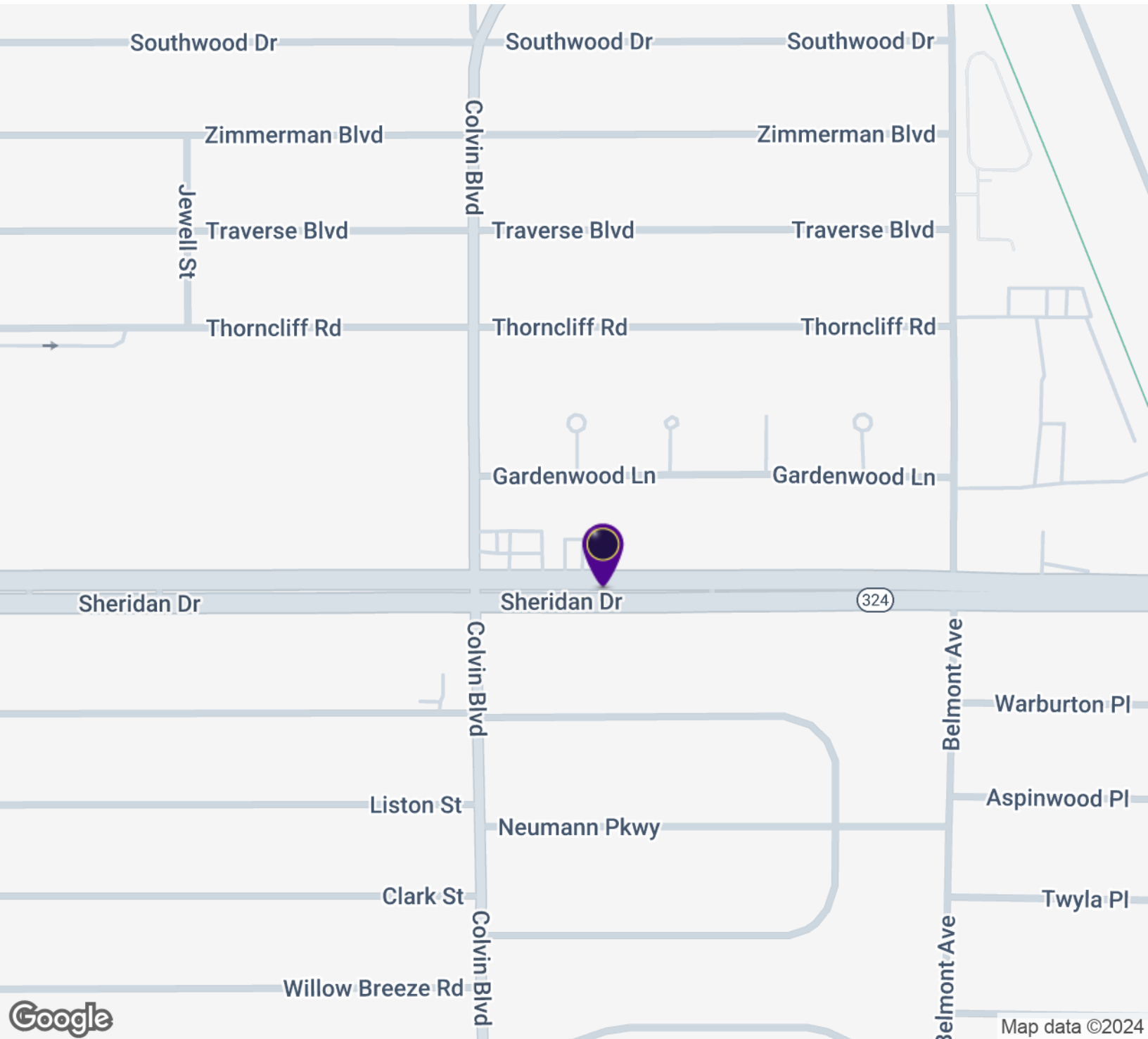


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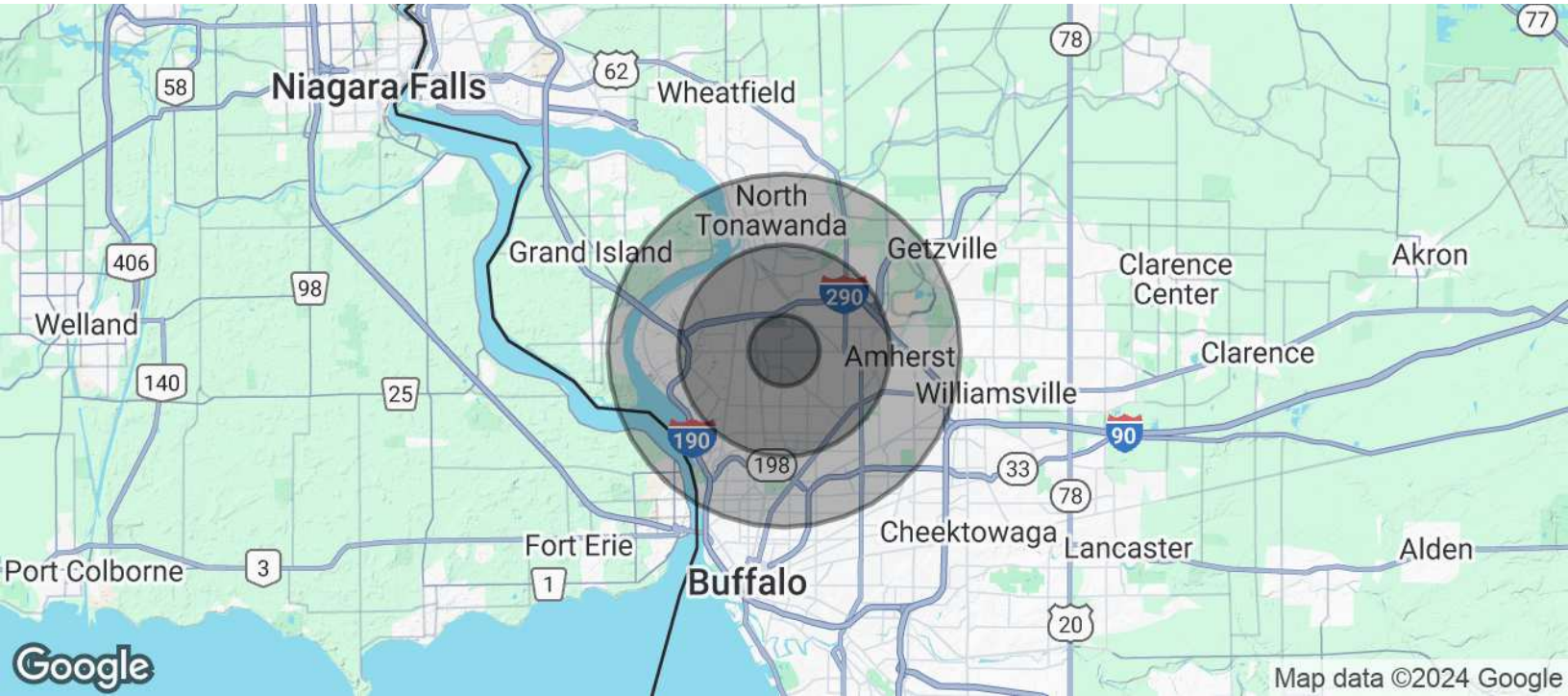


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,272	155,820	370,731
Average Age	45.3	40.1	37.2
Average Age (Male)	42.1	37.6	34.9
Average Age (Female)	47.5	42.4	39.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,924	69,032	156,906
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$69,366	\$58,092	\$54,734
Average House Value	\$146,102	\$127,874	\$137,343

2020 American Community Survey (ACS)



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