

# 721 Center Road

West Seneca, New York 14224

\$495,000



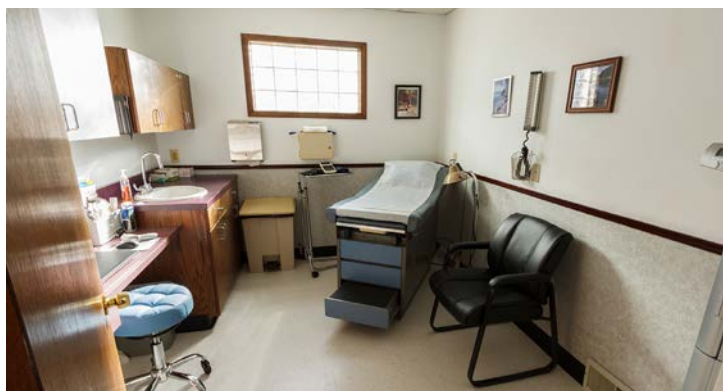


This 3,600 SF single-story office building containing two (2) office suites – one general practice medical suite and one law office – near Union Road and Route 400/Aurora Expressway is available for purchase.

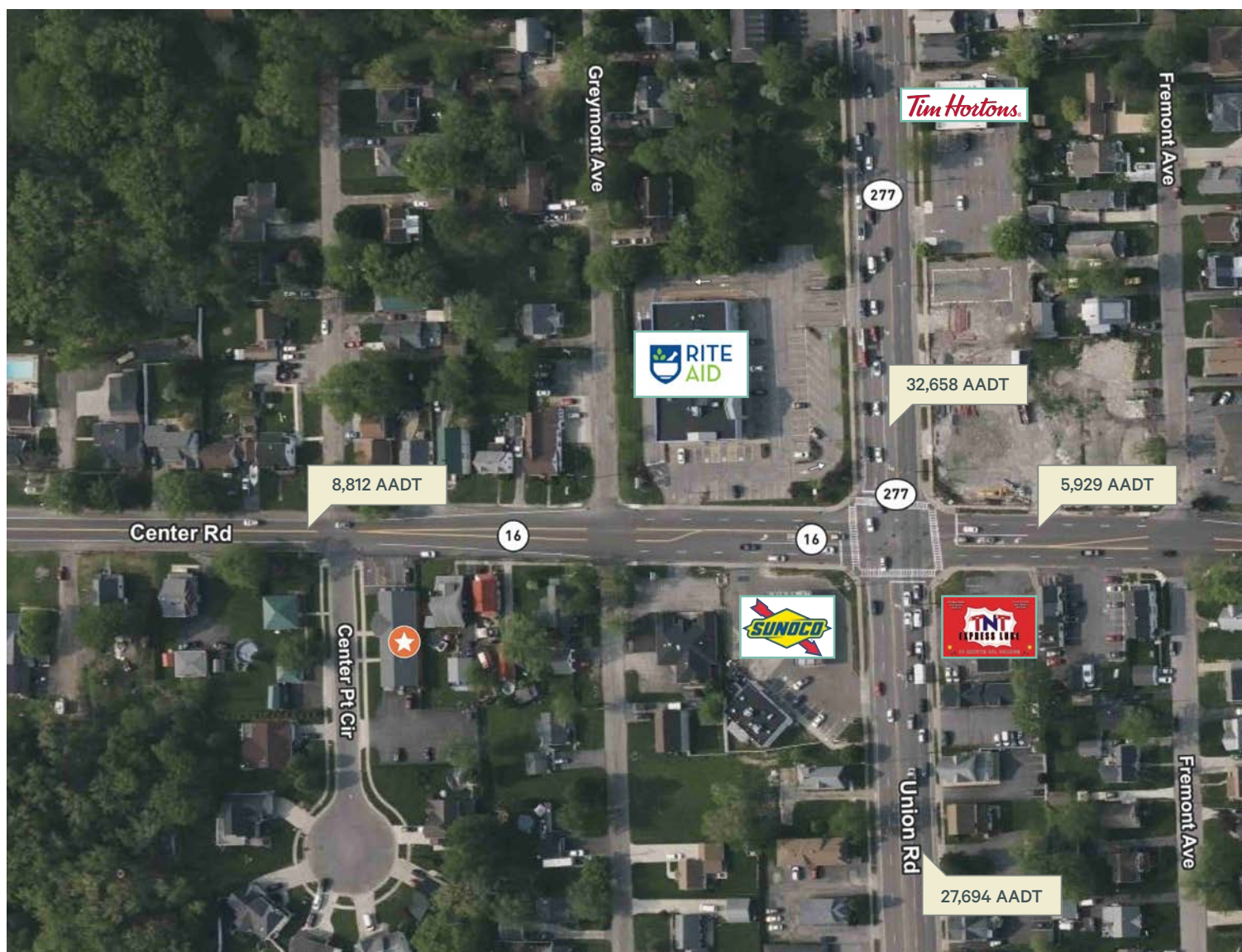
Built in 1997, the brick building sits on a concrete foundation offering a full 3,600 SF basement with egress to the parking lot. The property is located among a mix of commercial and residential properties near West Seneca Town Hall.

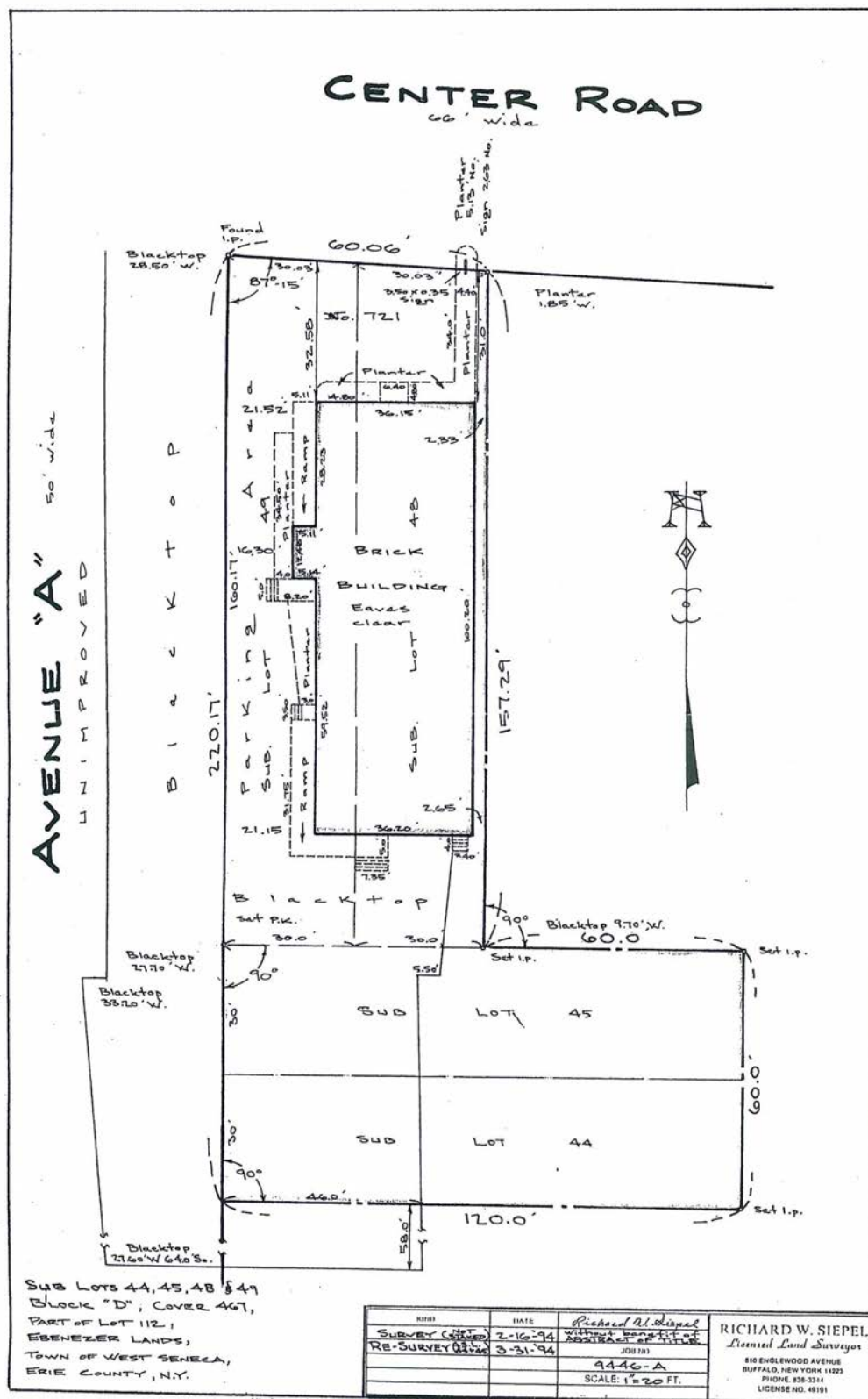
### Property Highlights

- + 3,600 SF office building built in 1997
- + Currently divided into two office suites with a full 3,600 SF basement
- + ±60' of frontage along Center Road (8,812 AADT)
- + ±20 parking spaces
- + Zoning: R-60A Residence District
- + Located less than 0.5 mi. from Rt. 400





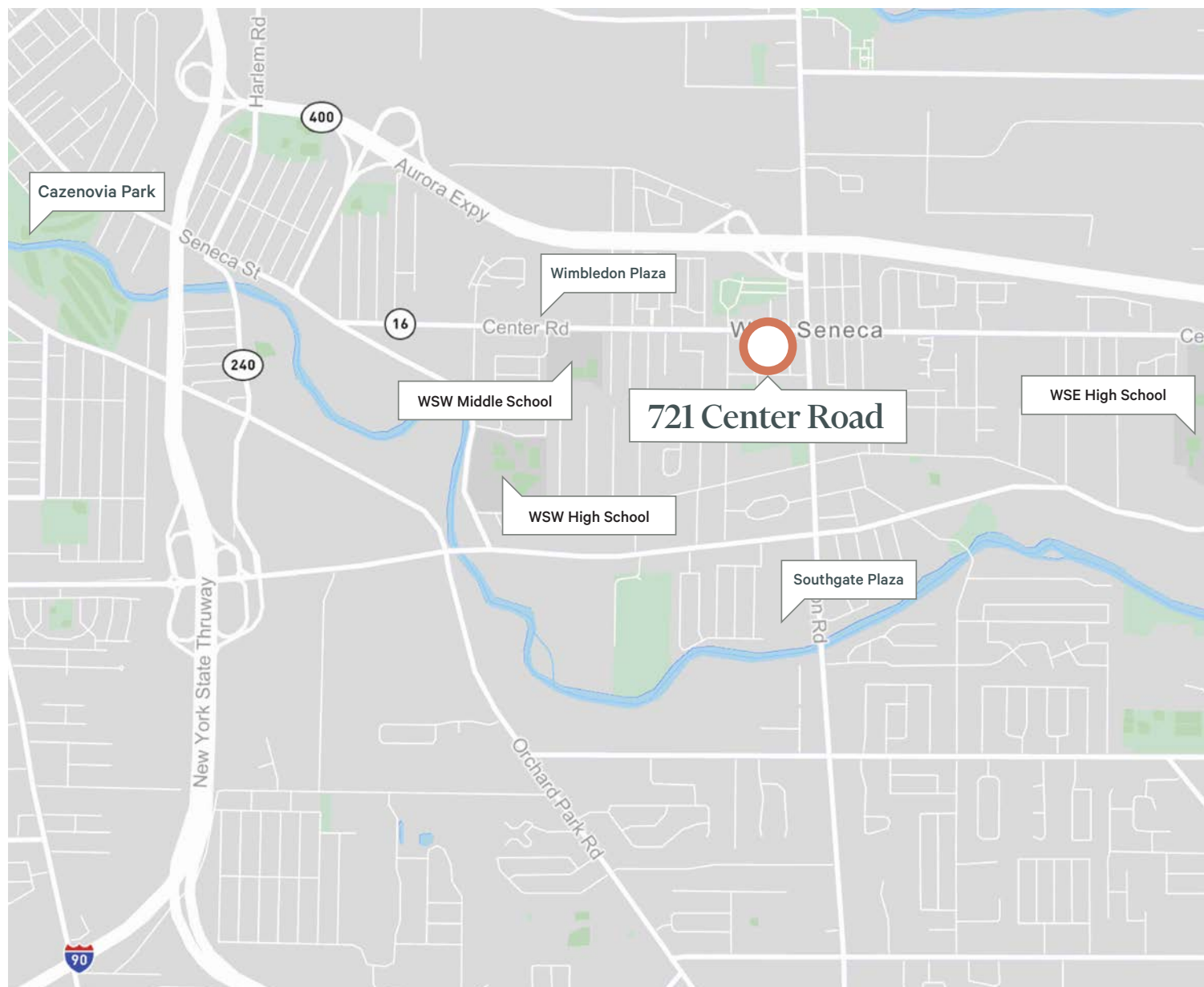






**721 Center Road**  
West Seneca, NY 14224

**For Sale**



## Contact Us

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