

# FOR SALE

## 37,000 SF Office Building

26 Steele Ave, Arcade, NY 14009



### Property Highlights:

- Class A office Space
- Fully ADA Compliant and equipped
- Recently sealed parking lot for 400 car parks
- Low Cost Village of Arcade Electric
- Two stories with ample private office and common areas
- Updated HVACs, with generator
- Seating for up to 400 employees



344 Delaware Ave, Suite 200, Buffalo, NY 14202



REAL ESTATE SERVICES

280 Main St, East Aurora, NY 14052

**Emily Cornwell**

Associate Real Estate Broker

C: 716.909.1375

ECornwell@HannaCRE.com

**Thomas Mason**

Associate Real Estate Broker

C: 716.714.4054

ThomasMason@HowardHanna.com



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.



# FOR SALE

## 37,000 SF Office Building

26 Steele Ave, Arcade, NY 14009



344 Delaware Ave, Suite 200, Buffalo, NY 14202

### HOWARD HANNA

REAL ESTATE SERVICES

280 Main St, East Aurora, NY 14052

**Emily Cornwell**

Associate Real Estate Broker

C: 716.909.1375

ECornwell@HannaCRE.com

**Thomas Mason**

Associate Real Estate Broker

C: 716.714.4054

ThomasMason@HowardHanna.com



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.

## 37,000 SF Office Building

26 Steele Ave, Arcade, NY 14009

[illegible]

# Emily Cornwell

# Thomas Mason

ThomasMason@HowardHanna.com



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.