

PROFESSIONAL - EDUCATIONAL - OFFICE



Existing Day Care for Sublease

5840 Goodrich Rd
Clarence, NY 14032

Site Information

- **3,120 +/- sf – First Floor, well maintained Freestanding brick Building with on-site parking.**
- Lot Size: 0.7 Acres (112' x 305')
- 3,120 sf First floor is ADA Compliant
- Zoning / Use: Traditional Neighborhood
- Easy conversion to Professional offices, medical or dental offices.
- First floor consists of 4 rooms with water, sink and cabinetry.
- Over 1,000 sf fully usable lower level - finished basement with kitchenette area, breakroom, restroom and climate controlled.

Sublease thru November 2032



- Outside fenced play area can be converted to additional parking.
- Landlord is responsible for roof repair / replacement and structural repairs to the building through November 2028.
- After November 2028, Tenant is responsible for all repairs, maintenance, replacements, taxes, and insurance.

For more information please contact

Penny D. Cipolla

NY State Licensed Real Estate Broker #10491206067

pennyc@innovativerealty.com

O. (716) 684-9000 Ext 216 / C. (716) 912-9875

www.InnovativeRealty.com

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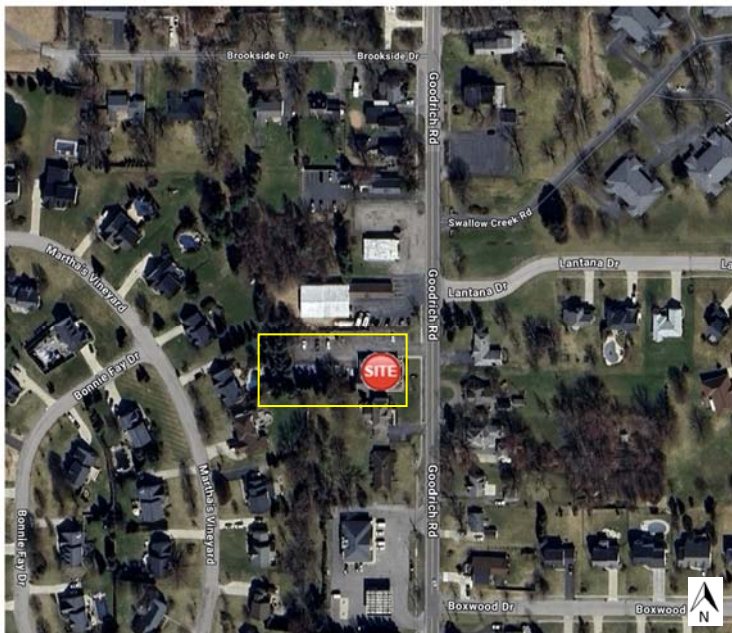
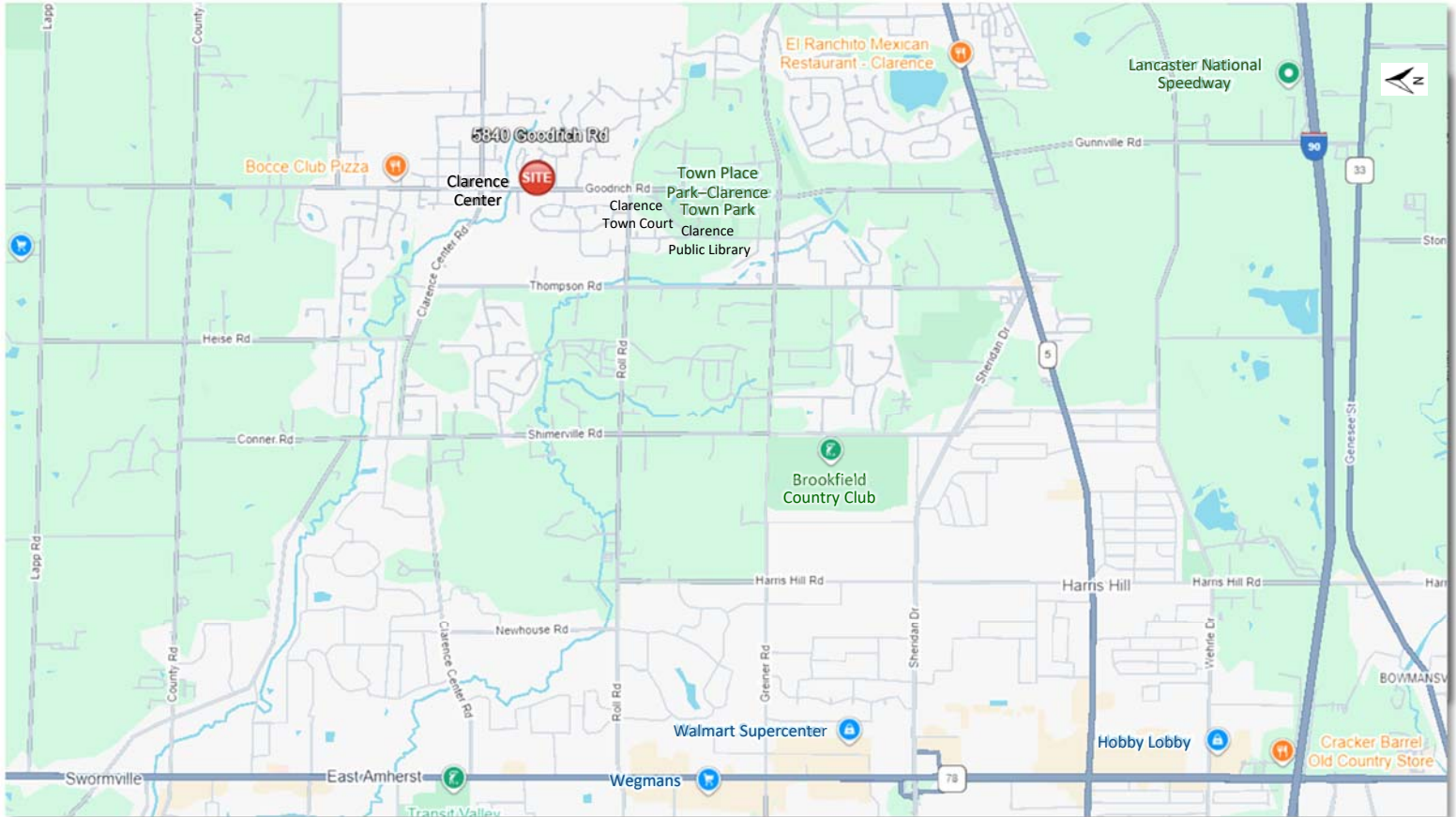
Imagine The Possibilities



6495 Transit Rd Bowmansville (Buffalo), NY 14026 ♦ Phone (716) 684-9000

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