

# FOR SALE

## 932 French Road, Cheektowaga, NY 14227



### Exceptional Value-Add Development Opportunity for Multifamily Housing in High Demand Cheektowaga!

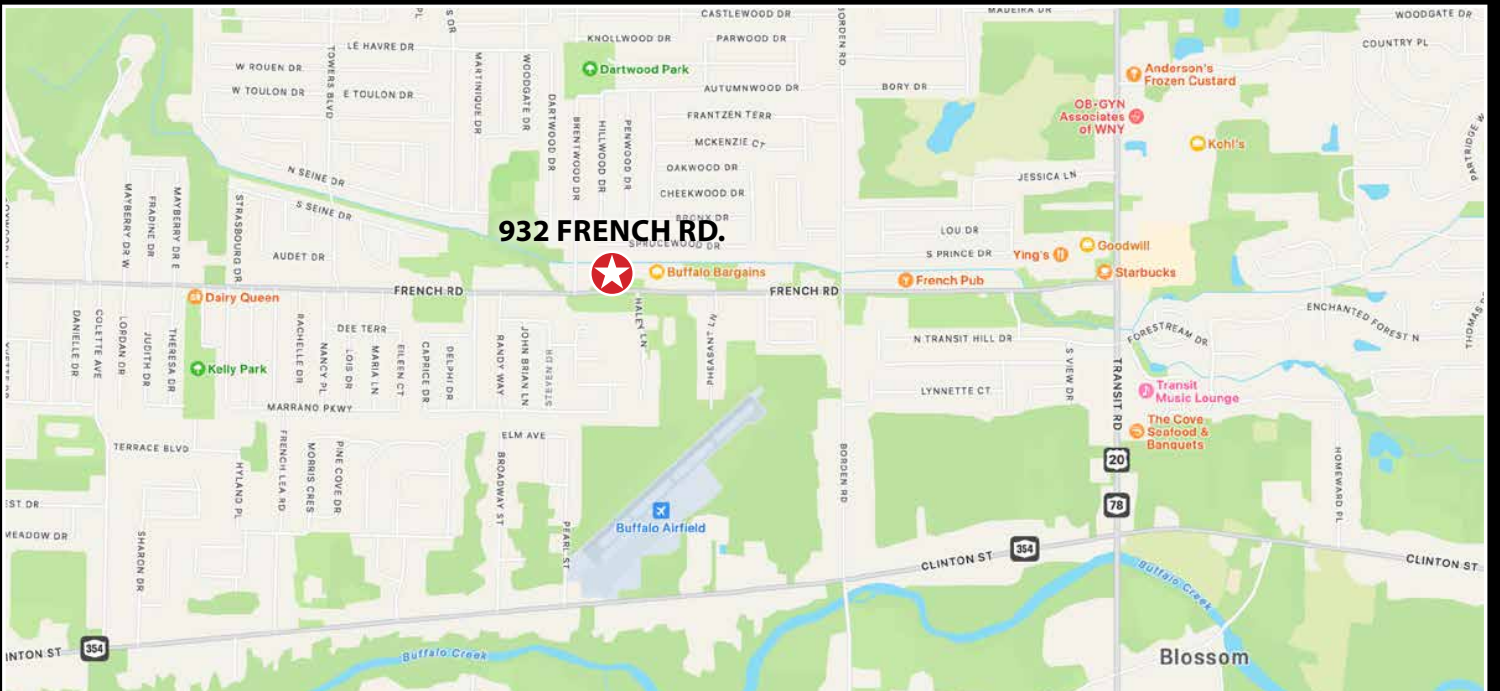
1.2 ACRE SITE RIPE FOR VALUE-ADD DEVELOPMENT – Opportunity to construct medium density multifamily units across an expensive site (estimate of 36-40 units, pending approvals). The site currently has two 2 story professional office buildings totaling 10,392 FT with 8 total suites. 3 long-term tenants which offer cash flow to time the development to the new owner's desire. Alternatively, an ideal site for a business seeking a prime location in rear building with flexibility to suit their needs. Each suite offers professional finishes and adaptable layouts ideal for chiropractor, attorney, financial services, health care, medical, or service-based operations. Currently 60+ parking spaces, easy accessibility, and strong visibility make this an ideal choice for a developer looking to optimize the site to address high demand for housing, or simply to service an existing business seeking office space with significant parking requirements.



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