

Premier Transit Road Office Building Available for Sale or Lease

5665 South Transit Road, Lockport, NY 14094



344 Delaware Ave, Suite 200, Buffalo, NY 14202



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.

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Associate Real Estate Broker

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Richard Wadsworth

Real Estate Salesperson

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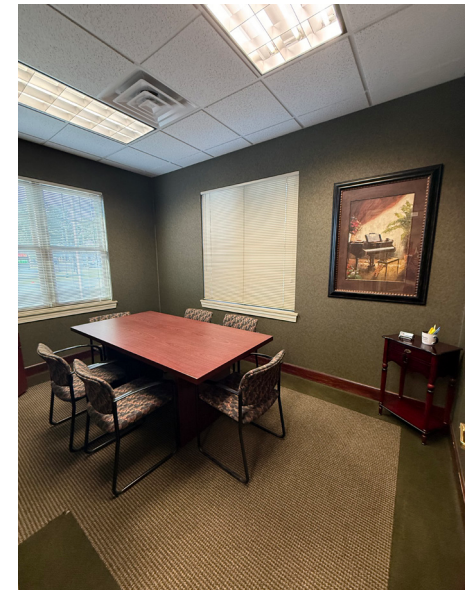
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PROPERTY HIGHLIGHTS:

- 6,200 SF Two-story office building, brick construction, exceptionally well maintained
- Excellent, high-visibility location on S Transit Road
- Zoned B-1 (general business)
- Large on-site parking lot
- Second floor: large open work area with private exterior offices
- First floor: 11 private offices plus large open areas ideal for cubicles or collaborative workspace
- Flexible layout suitable for a single user or multiple tenants
- Available for sale or lease
- List price \$895,000
- Please contact listing agents for lease options



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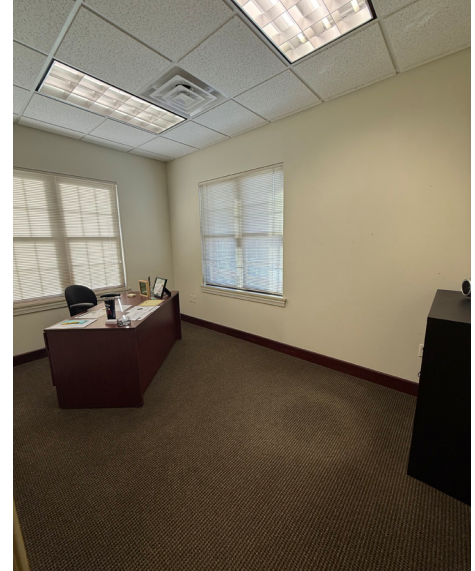
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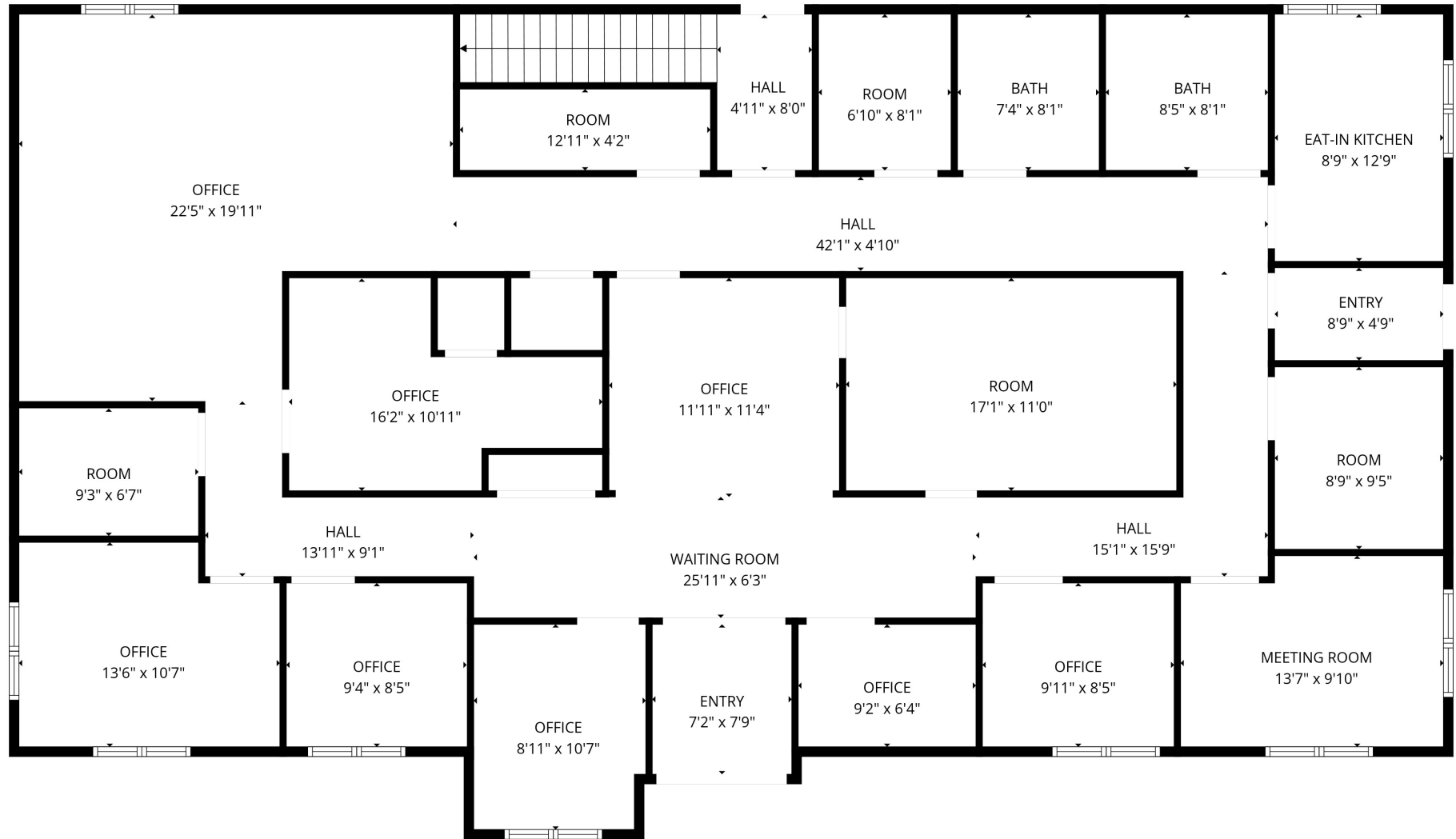
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Suite 1 Floor Plan



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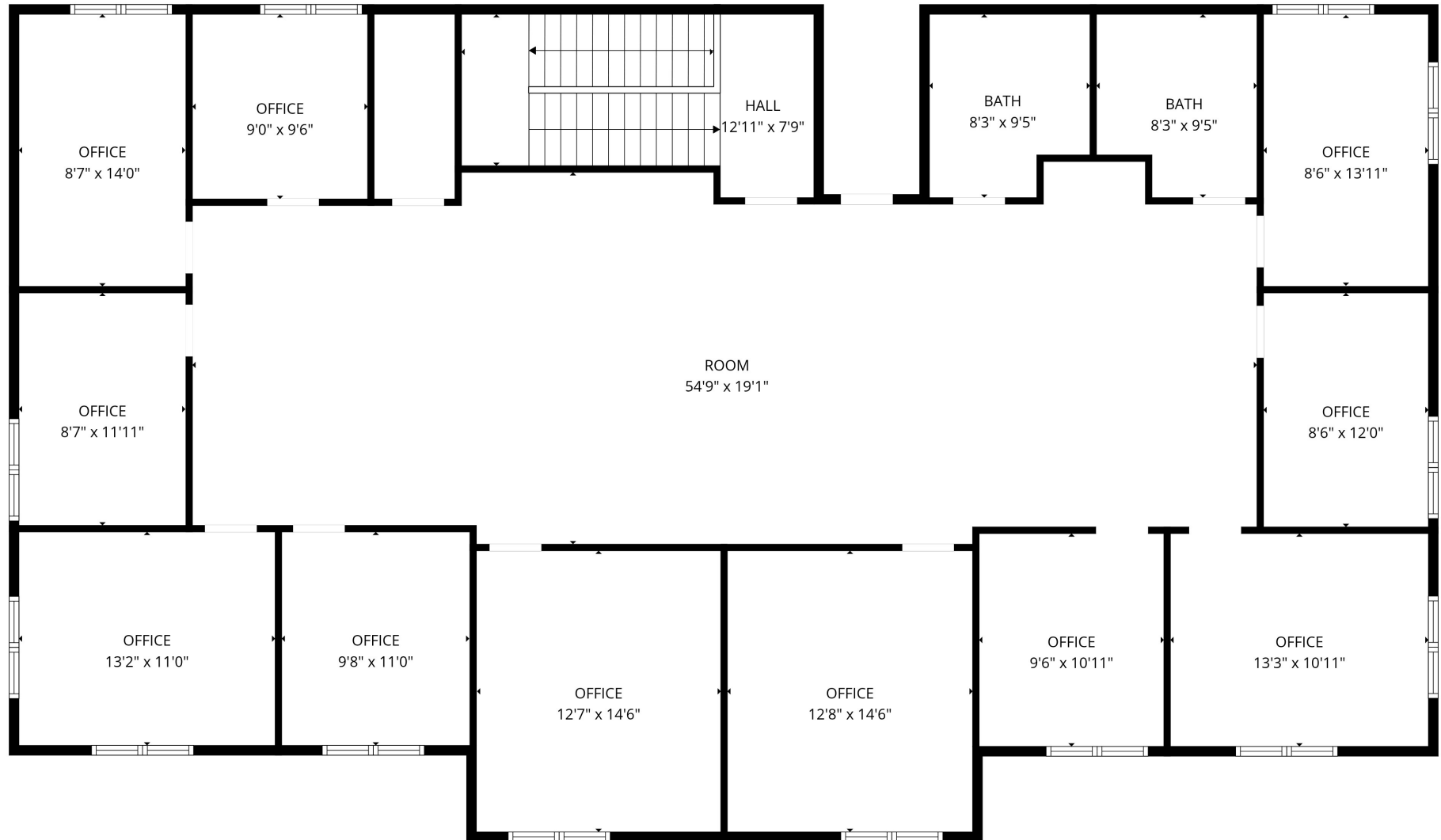
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Suite 2 Floor Plan



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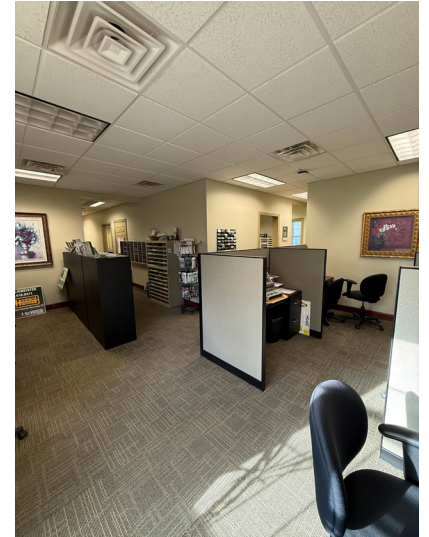
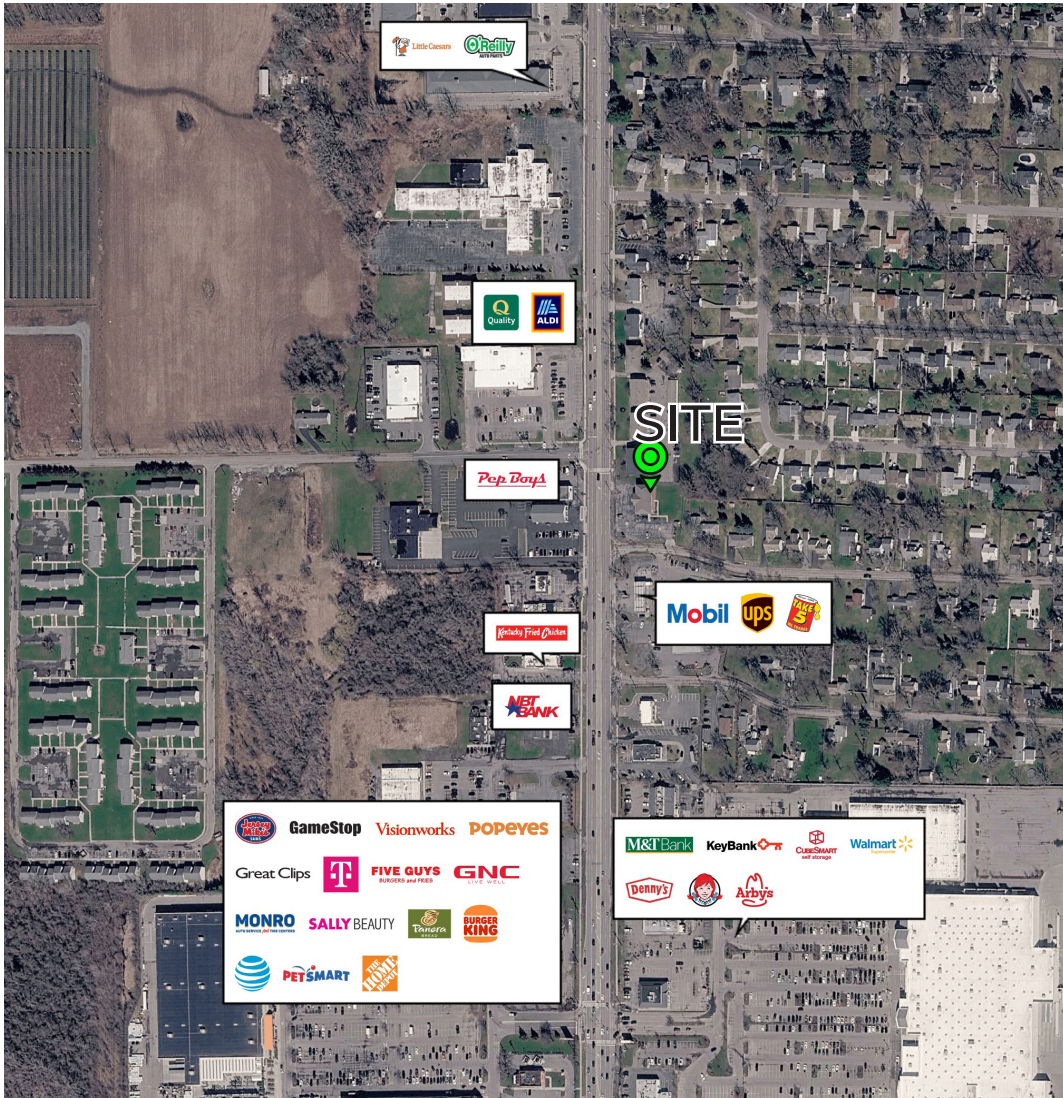
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