

# 46 Davison Court

Lockport, New York 14094

\$320,000



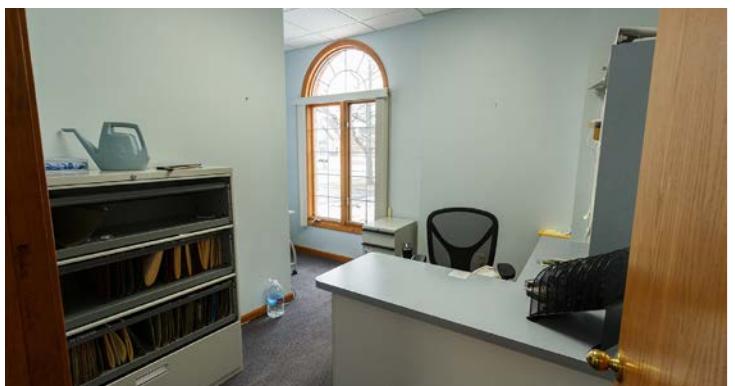
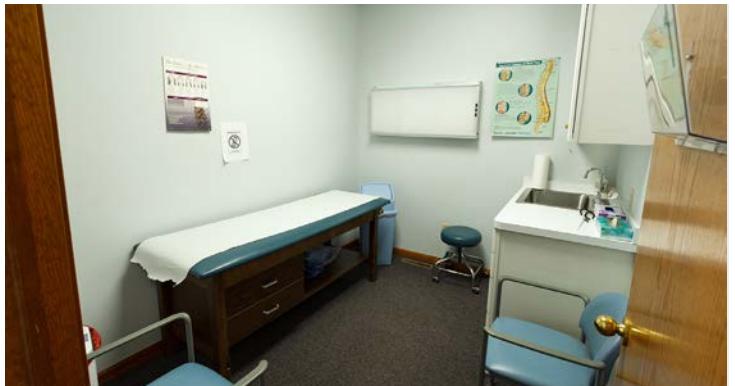
3,950 SF medical office building situated on 0.70 AC in Lockport Professional Park.

The building's current layout supports a single tenant provider with a large waiting area, nurses station, perimeter offices, and exam rooms.

### Property Highlights

- + 3,950 SF office building with full basement on 0.70 AC built in 1996
- + Mix of private offices and exam rooms plus a lead-lined X-ray room
- + Located 3 mi. east of Lockport Memorial Hospital
- + Recently sealed and striped parking lot (approx. 30 spaces)
- + Zoning: B4 Office Business (City of Lockport)
- + Monument signage
- + Approximately 1.7 mi. from downtown Lockport and South Transit retail corridor

Area Demographics	1 mi	3 mi.	5 mi.
Total Population	5,516	34,161	43,943
Avg. Household Income	\$100,266	\$83,782	\$91,510



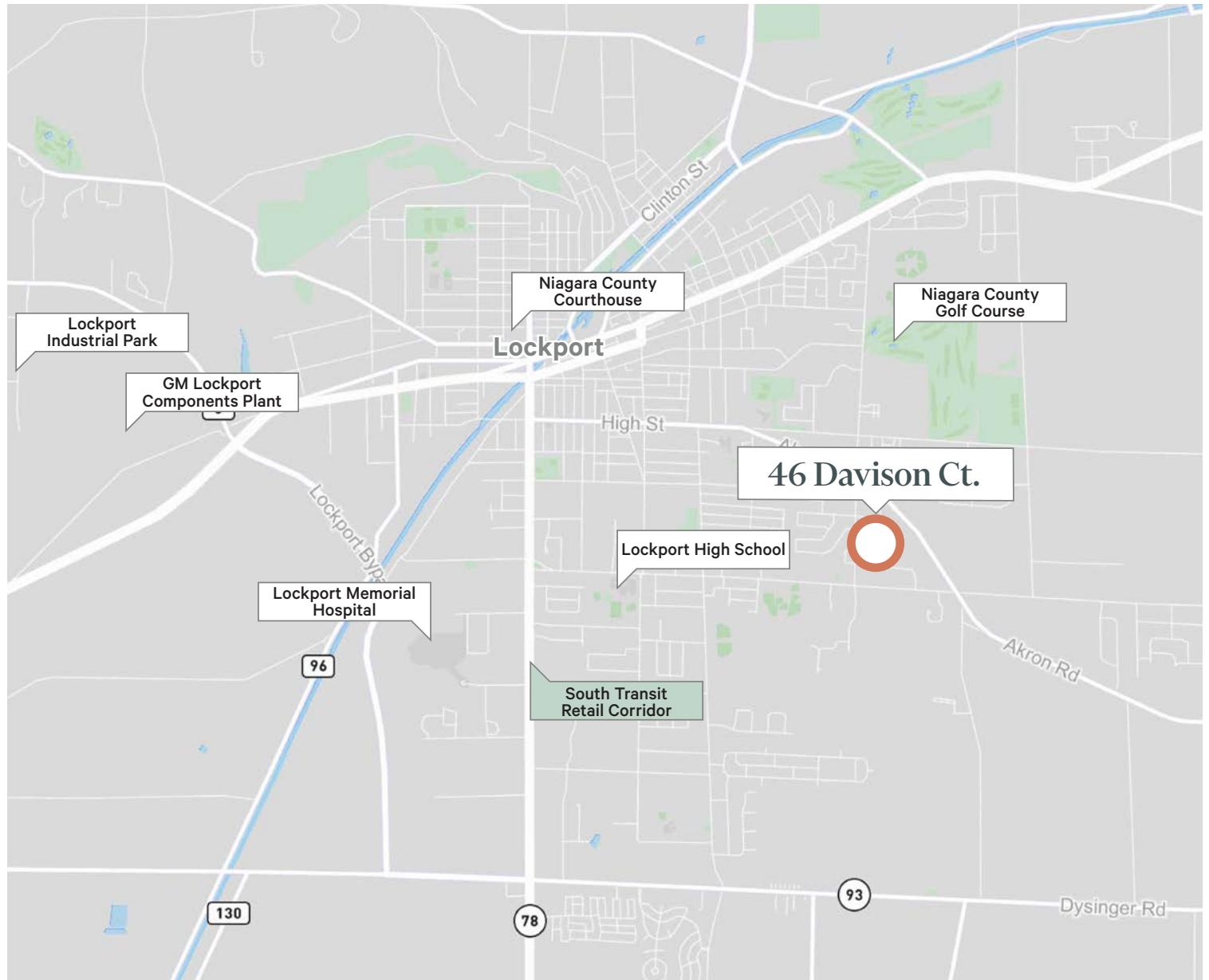
46 Davison Court  
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For Sale



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## Contact Us

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