



Pyramid Brokerage Company

Medical/Professional Office Building Available

Building Features	
Total Building Size	13,608 <u>+</u> Sq. Ft.
Space Available	6,500 <u>+</u> Sq. Ft.
Lot Size	0.60 <u>+</u> Acres

Property Highlights

- Medical/professional office building for sale or lease in premier location on Union Road (TC: 25,586 AADT)
- Excellent co-tenancy with Rheumatology Wellness Care and Shurmatz Counseling
- Approximately 6,500 SF available, with flexible configurations down to 650 SF to suit tenant needs
- Overhead door access, heated garage/warehouse, and on-site backup generator
- Easy access to NYS I-90 and located on a bus line for convenient transportation
- Plenty of free on-site parking
- Ideal for: professional and medical office users, non-profit organizations, health and wellness users, and investors

Demographics	1 Mile	3 Miles	5 Miles
Population	9,656	75,080	260,875
Average H.H. Income	\$74,946	\$84,003	\$80,867

Source: ESRI Business Analyst 2024

Contact

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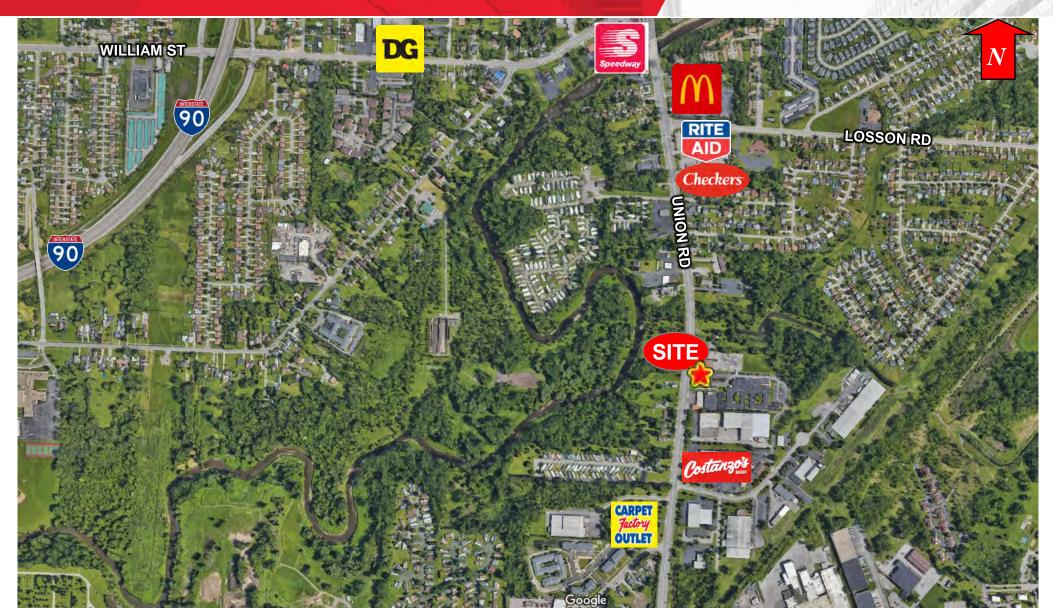
Aerial

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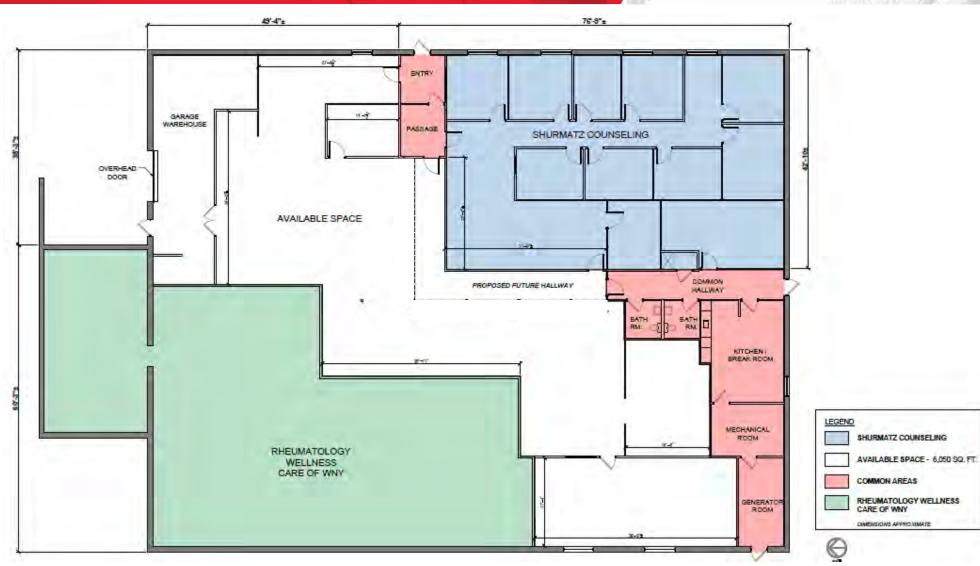


Location Overview

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Floor Plan

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Property Photos

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