

# Commercial Property

For Sale

28 Church Street  
Alfred, NY 14802

\$165,000  
2,776 SF



Large waiting room with child's play area

Five exam rooms and a laboratory

Three office areas



## About Alfred, NY

Alfred is a vibrant college town, home to Alfred University and SUNY Alfred State, as well as an array of local attractions and businesses. Residents and visitors enjoy dining at favorites such as The Rosebush Restaurant, The Collegiate Restaurant, and The Checkpoint BBQ Restaurant. Other local gems include Terra Cotta Coffee House, N'Dulge Cakes and Pastries, Noonday Market, and more. The town also features unique shopping destinations like Soho Clothing Exchange and several salons, bars, and convenience stores, making Alfred a lively and welcoming community.

### Marc Agnello

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### 28 Church, Alfred, NY

Located in the heart of the Village of Alfred, NY, 28 Church has been a professional medical office since the 1990s. This versatile property offers exceptional potential for various uses, thanks to its prime location and well-designed layout. The building features a spacious waiting area, a dedicated receptionist's office, and multiple functional spaces, including 5 exam rooms, a laboratory area, two client bathrooms, two staff bathrooms, a Kitchen area, two offices, a Utility room. Equipped with central air and forced-air heating, the property also benefits from public water and sewer connections. The back side of the roof was updated in 2012. Zoned B2 in the Village of Alfred, this property is primed for endless possibilities, whether continuing as a medical office or being adapted for other professional or community-oriented purposes.



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