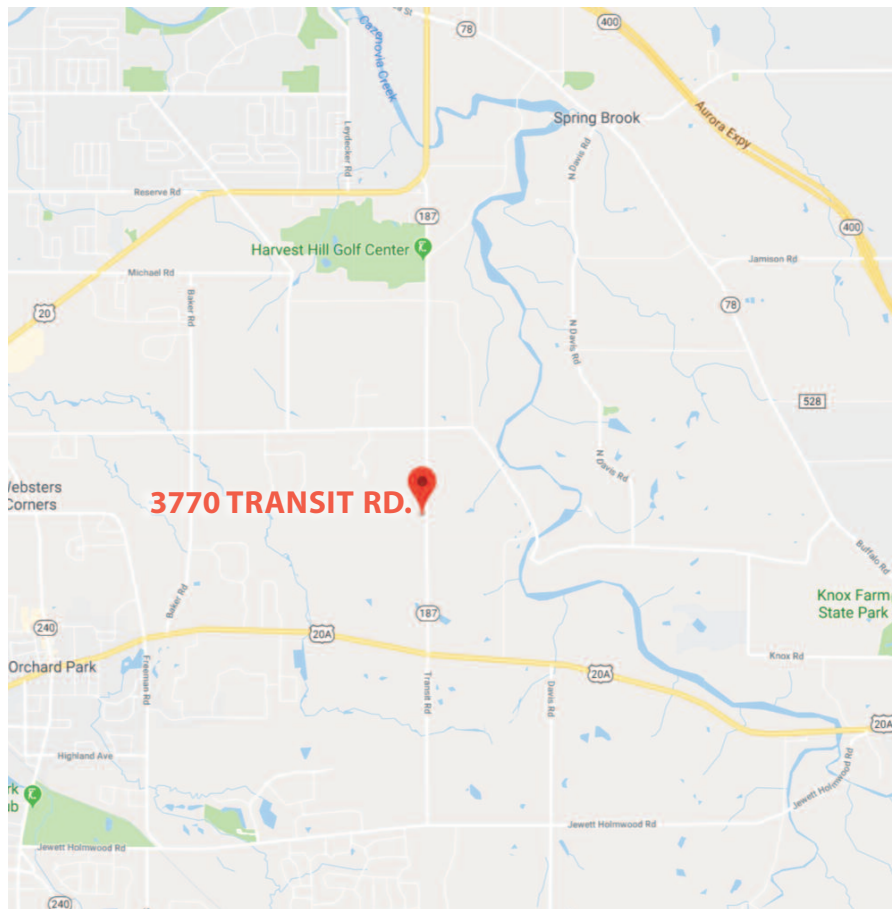


FOR SALE OR LEASE

# 3770 Transit Road Orchard Park, New York



## PROPERTY DESCRIPTION

The possibilities are endless with this one, with over 2.6 acres in one of Orchard Park's most desirable areas. Currently being used as a collections office, the upstairs (over 3,000 SF) is fully wired to be utilized as a collections agency. The downstairs is wired for collections as well, to give a total of over approximately 5,000 SF of office space. All doors for the office are secured by security cameras and key cards. There are currently over 40 work stations, with a lot of room for more. Chiropractor currently leases 900 SF, enough to pay your taxes and then some. Possibilities include day spa, medical office, or even renovate into luxury apartments. Separate garage with slight renovation can also be rented out as living space. 35+ parking space available already lined and well-maintained blacktop driveway. Brand new furnace and A/C unit for entire office space completed in 2018. Any and all office equipment (desks/bullpen cubicles, chairs, etc.) are negotiable.



**HUNT Commercial**  
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# 3770 Transit Road Orchard Park, New York

PROPERTY OVERVIEW	
Lot Size	2.60 +/- acres
Total SF	6,487 +/- SF
Leasable SF Range	2,000 SF – 6,487 SF
Year Built	1944
Stories	2
Parking	On site

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	1,151	21,664	66,703
Total Households	448	8,545	26,683
Ave. Annual Income	\$105,000	\$93,679	\$81,668

