

6,500 SF OFFICE FOR SALE

HIGHLY VISIBLE OFFICE OPPORTUNITY

BUILDING FEATURES

Total Building Size	6,500 ± Sq. Ft.
Lot Size	.63 ± Acres
Parking	41 ± Parking Spaces
Zoning	B-1 General Business

Property Highlights

- Highly visible office space available for sale
- Newer construction (2005)
- Adjacent land allows for expansion opportunities
- Building can be multi-tenanted
- User-investment possible
- Commercial strip which includes healthcare related services and traditional medical practices
- Ideal for: healthcare services, dental practice, medical practice, community services, insurance agency, accounting firm, law firm



For more information, contact:

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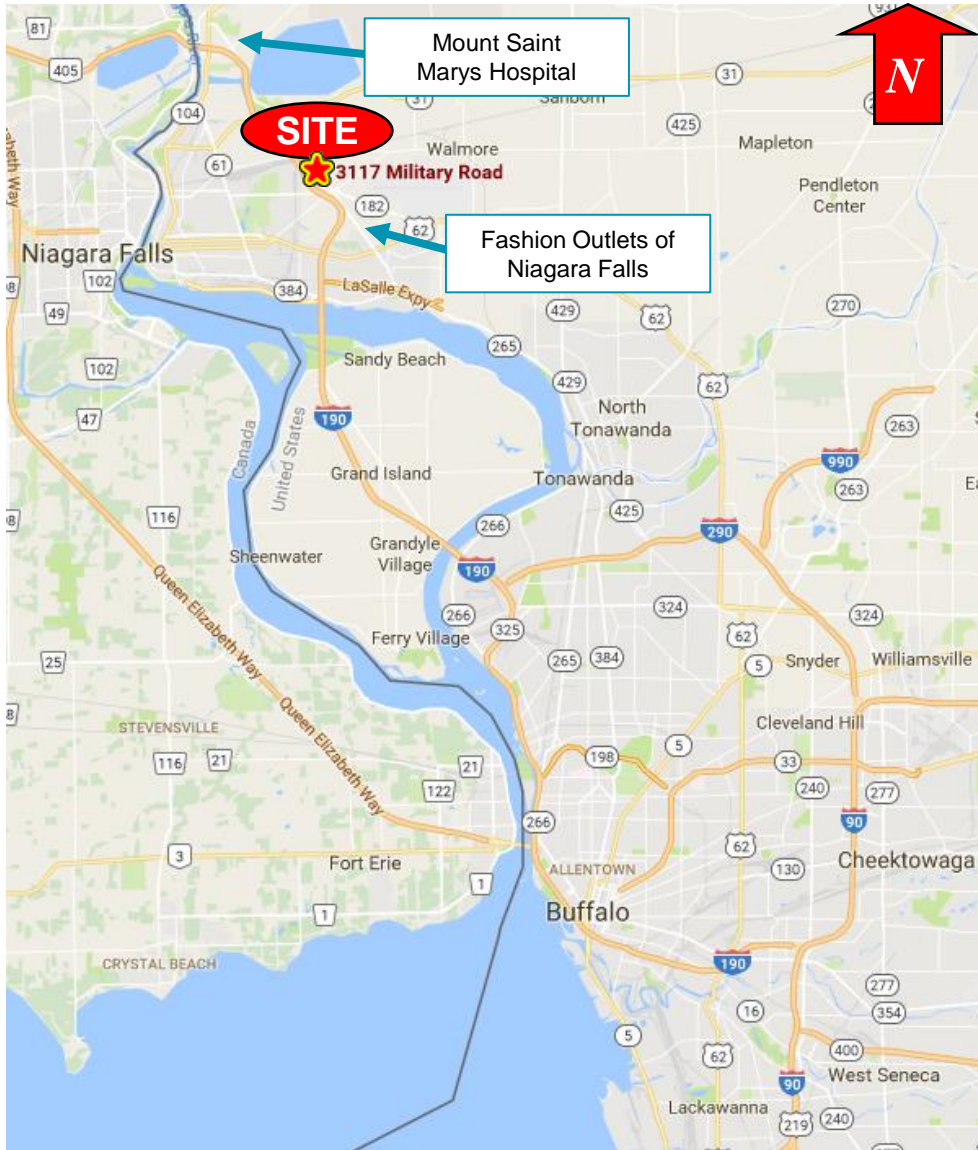
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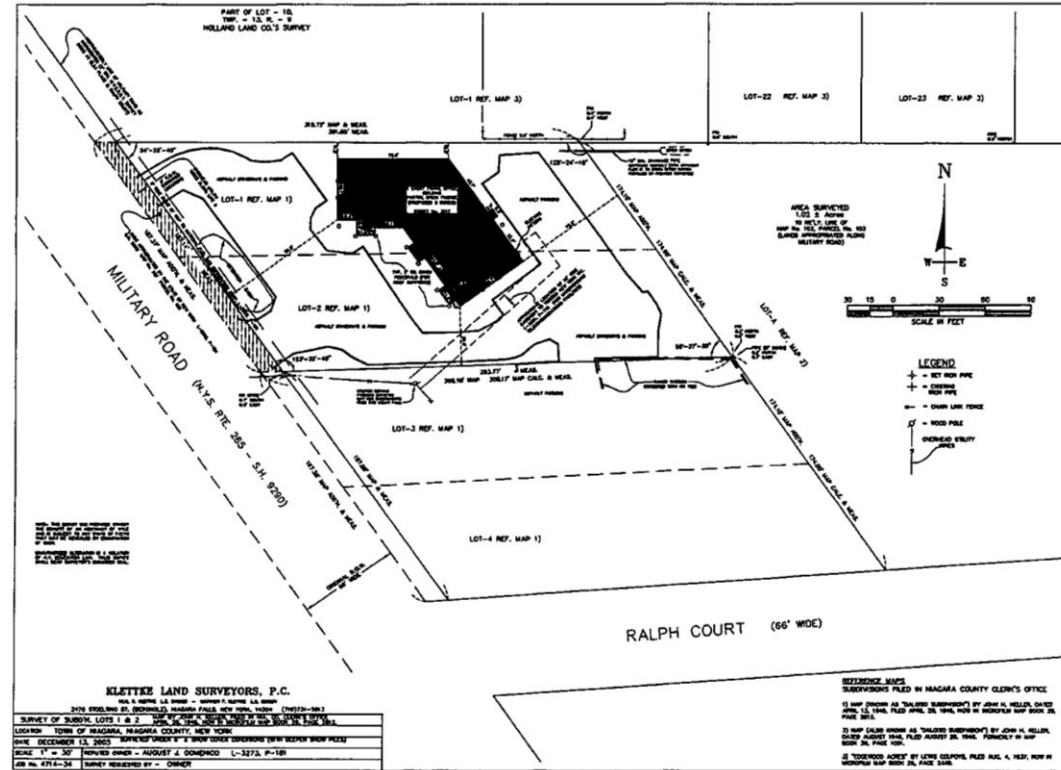
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DEMOGRAPHICS	3 MILE	5 MILE
Population	2,595	48,579
Median Household Income	\$54,824	\$36,422

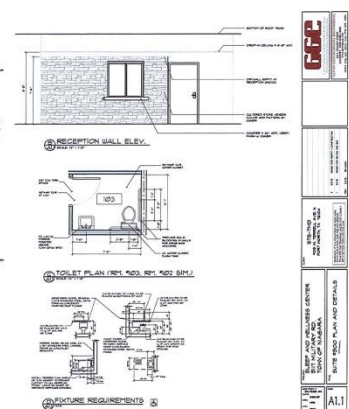
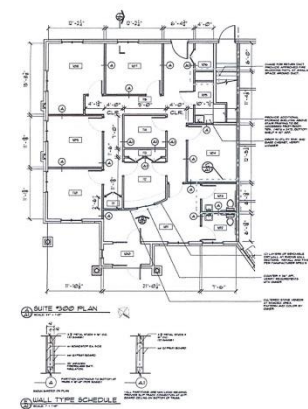
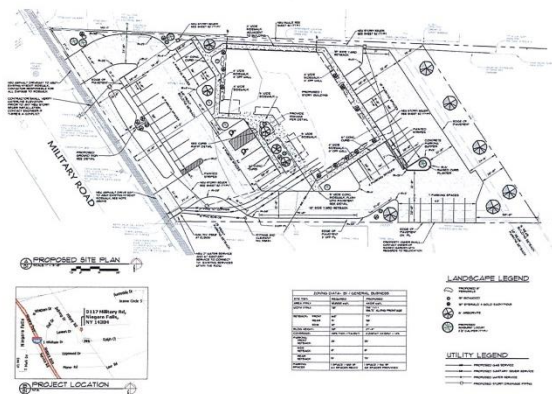
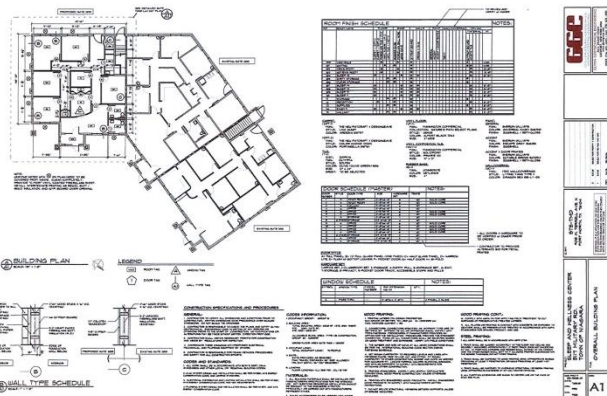
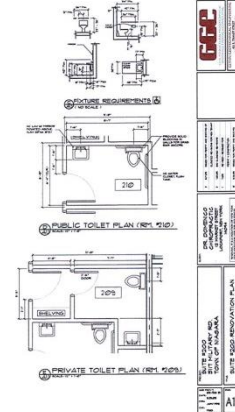
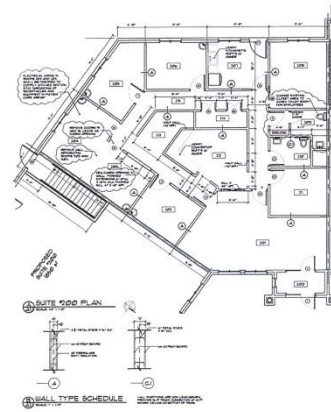
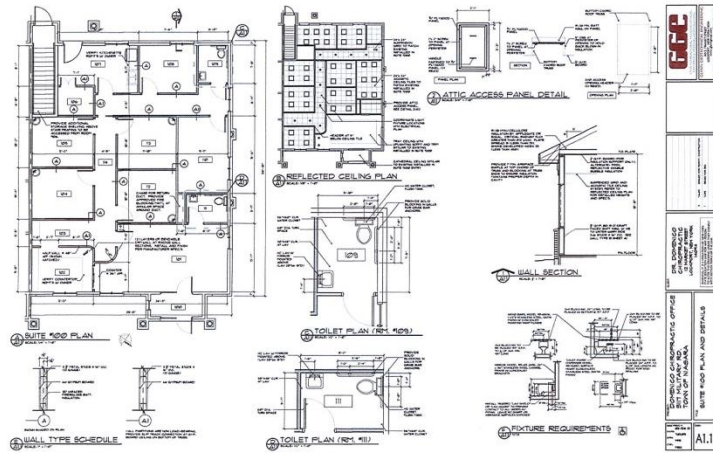
FOR SALE
3117 Military Road
 Niagara Falls, New York



Location Map



Survey



Floor Plans