

FOR SALE 1945 + 1965 Sheridan Drive

Tonawanda, New York

# TWO FREESTANDING OFFICE BUILDINGS TOTALING 36,000 SF

### LOCAL EDGE CORPORATE OFFICES FOR SALE

FEATURES	
Total Availability	36,000 <u>+</u> Sq. Ft.
Total Building Sizes	1945 Sheridan Drive: 17,168 <u>+</u> Sq. Ft. with 8,997 <u>+</u> Sq. Ft. Basement 1965 Sheridan Drive: 19,044 <u>+</u> Sq. Ft. with 3,174 <u>+</u> Sq. Ft. Basement
Lot Size	2.0 <u>+</u> Acres
Parking	200 <u>+</u> Spaces
Zoning	С
Property Highlights	

## **Property Highlights**

- Two (2) freestanding office buildings available for sale
- Current LocalEdge office buildings
- Approximately 200 <u>+</u> parking spaces on-site
- Located on Sheridan Drive between Delaware Avenue and Colvin Boulevard

For more information, contact:

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- Easily accessible from Sheridan
  Drive
- Many area amenities located nearby including: grocery stores, shopping plazas, restaurants, retail, car dealerships, banks, fast food, pharmacies, and more
- Ideal for: suburban office user, professional office user

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	18,808	145,739	315,631
Average Household Income	\$80,966	\$65,979	\$65,625

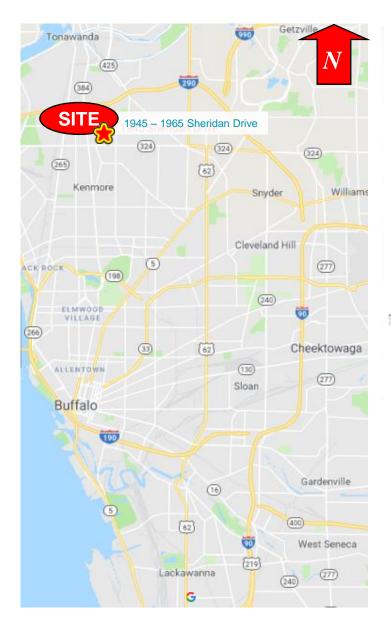
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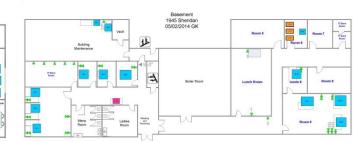


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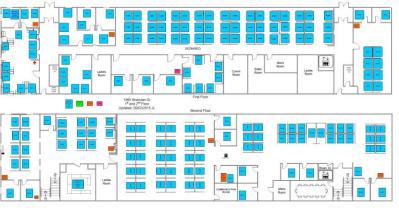




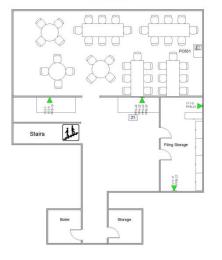


#### 1965 Sheridan Drive:

1945 Sheridan Drive:



1965 - Basement Offices 1965 Sheridan Dr Modified 12/29/2010 JL



## Location Map

Floor Plans

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