

1,800 SF MEDICAL OFFICE SPACE

CONVENIENTLY LOCATED OFFICE BUILDING

BUILDING FEATURES	
Building Size	3,400 ± Sq. Ft.
Total Availability	1,800 ± Sq. Ft.
Parking	12 ± Spaces
Zoning	CM

Property Highlights

- Currently used as pediatric medical space
- Located in central Cheektowaga
- Corner location with easy access to Kensington Expressway, Route 33
- NFTA bus stop at building
- Near Kaleida's Cancer Center on Harlem Road, St. Joseph campus of Sisters of Charity Hospital
- Shares the building with internal medicine practice, good referral source
- Reception and waiting area
- All brick building
- Gross lease (plus janitorial)
- Many area amenities located nearby including: pharmacies, retail, restaurants, auto repair shops, convenience stores
- Ideal for: small medical office user, general office, sales office, insurance agency, non-profit agency



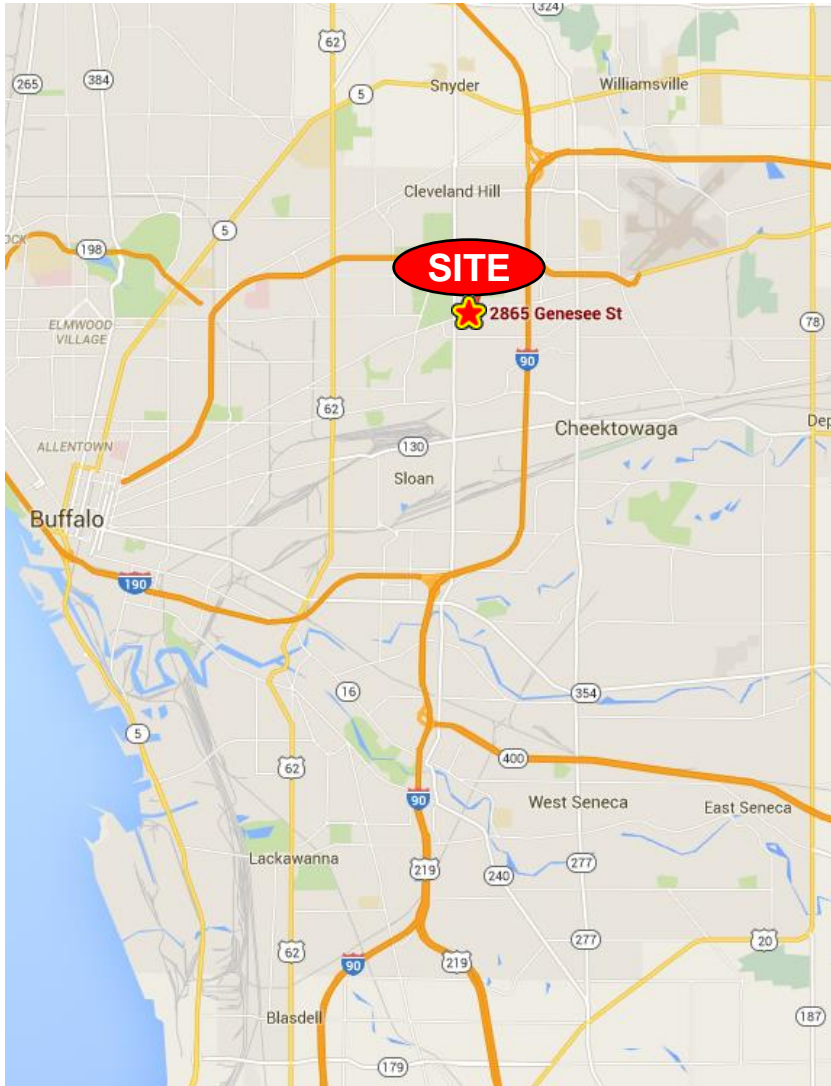
For more information, contact:

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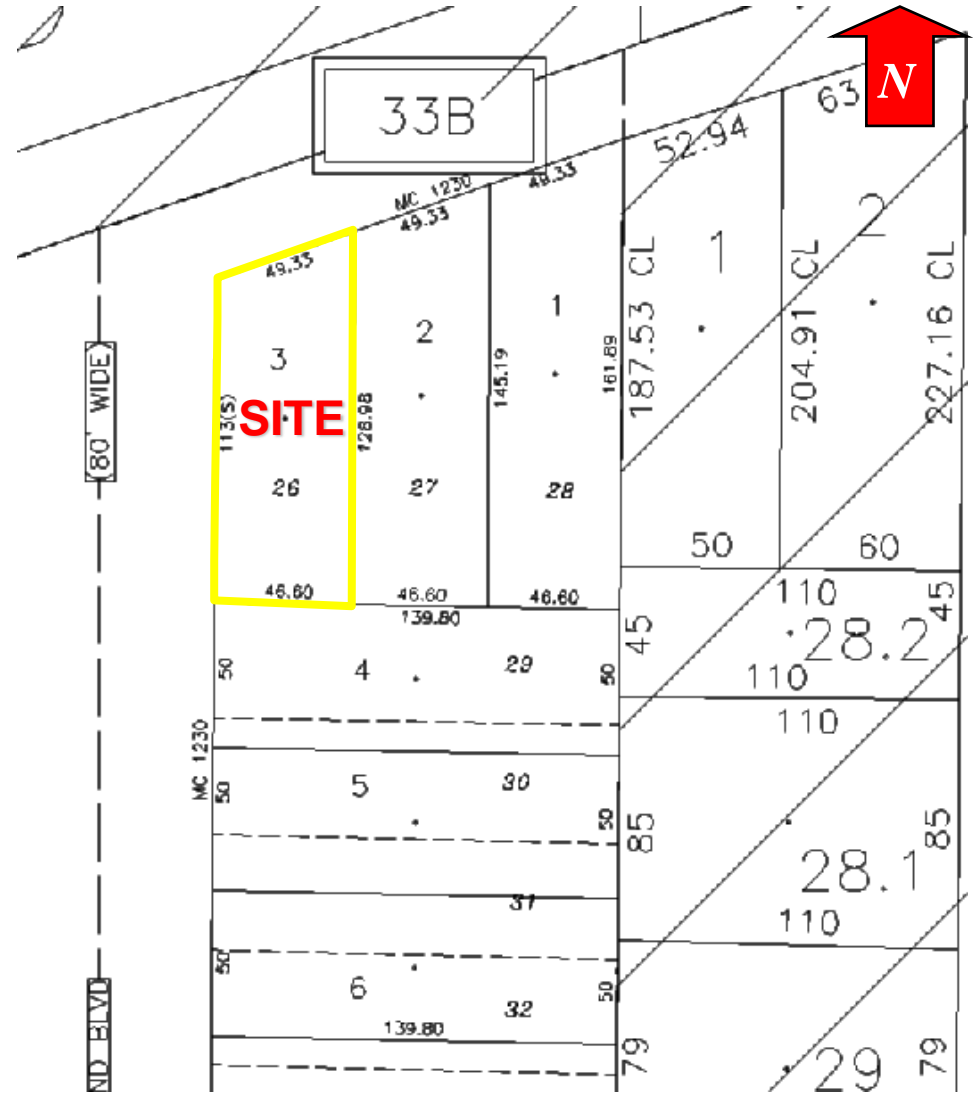
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DEMOGRAPHIC	1 MILE	3 MILE	5 MILE
Population	12,850	127,593	324,020
Median HH Income	\$41,894	\$39,808	\$43,250



Location Map



Tax Map