

FOR SALE

606 North French Road Amherst, New York

**PRICE REDUCED
TO SELL NOW!
\$169,900**



PROPERTY DESCRIPTION

Perfect condition office condo in office park near University of Buffalo North Campus. Four (4) private offices, break room, conference room and ample storage. Plenty of free parking.

PROPERTY OVERVIEW

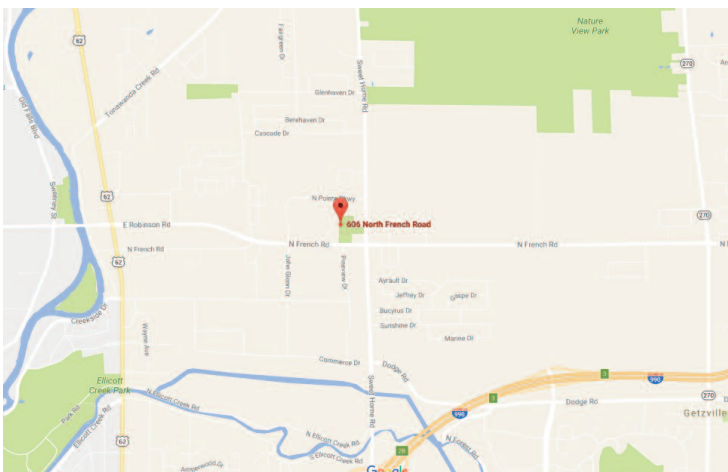
Building Size	8,400 +/- SF
Year Built	1998
Stories	1
Traffic Count	16,893 ADT on North French Rd. 10,215 ADT on Sweet Home Rd.
Parking	On Site

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	5,997	44,337	145,093
Total Households	3,035	20,372	72,955
Ave. Annual Income	\$77,125	\$74,175	\$76,118



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