

office for sale/lease 268 Main Street

East Aurora, New York

13,194 SF PROFESSIONAL OFFICE BUILDING

BUILDING FEATURES	
Total Building Size	13,194 <u>+</u> Sq. Ft .
Total Available	3,500 – 13,194 <u>+</u> Sq. Ft.
Lot Size	1.5 <u>+</u> Acres
Parking	Surface Lot

Property Highlights

- Freestanding professional office building available for sale / lease
- Located in the heart of the Village of East Aurora with frontage on Main Street
- Private and public parking on-site
- ADA accessible with Elevator

- Strong medical tenant base
- Ideal for: medical / doctor office, investor, financial professional, attorney

For more information, contact:

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OFFICE AVAILABLE FOR SALE / LEASE

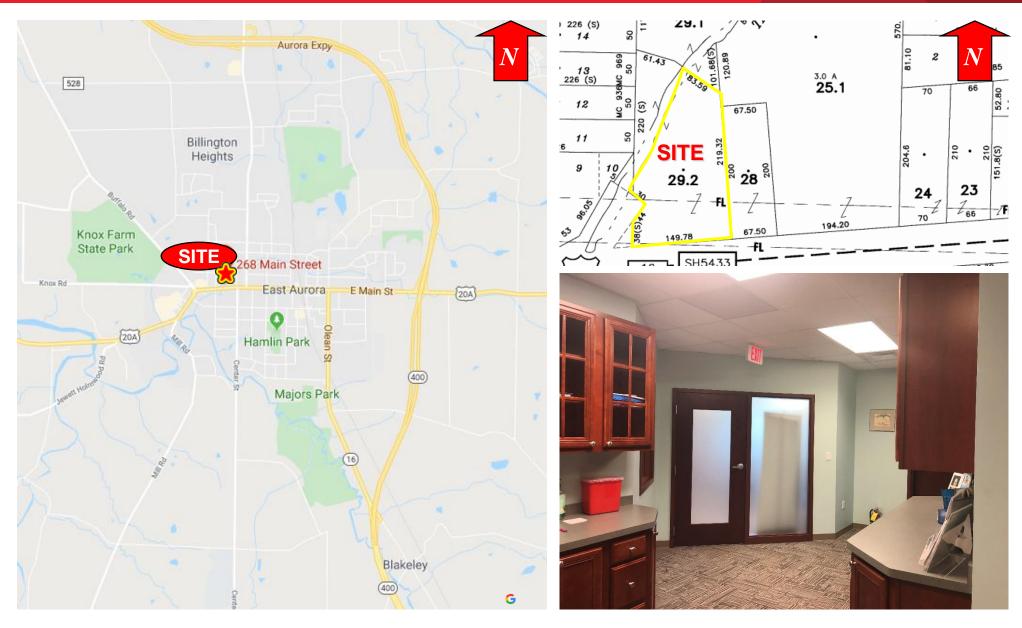


DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	
Population	5,669	13,201	28,080	
Average Household Income	\$98,524	\$100,635	\$113,452	



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Location Map

Tax Map / Interior Photo