

**FREESTANDING TWO-STORY OFFICE BUILDING**

**KENMORE / NORTH BUFFALO OFFICE BUILDING**

**BUILDING FEATURES**

Building Size	5,760 ± Sq. Ft.
Lot Size	.17 ± Acres
Parking:	10 Spaces
Zoning	GB

**Property Highlights**

- Situated on Heavily Traveled Kenmore Avenue in the Village of Kenmore (on the City of Buffalo Border)
- Freestanding Two-story Masonry Construction Office Building
- Dense Residential Backup
- Located Near Saint Joseph's Collegiate Institute
- Open Floor Plan on Both Floors
- Proximate to Many Area Amenities Including Shopping, Restaurants and Banks
- Ideal For: Insurance Agency, Non-Profit Agency, Behavioral Health Services, Law Office, General Office User, Chiropractor, Hair Salon/Day Spa, Dance Studio, Retail User



DEMOGRAPHIC	1 MILE	3 MILE	5 MILE
Population	75,849	198,659	400,614
Avg HH Income	\$25,849	\$66,162	\$61,934

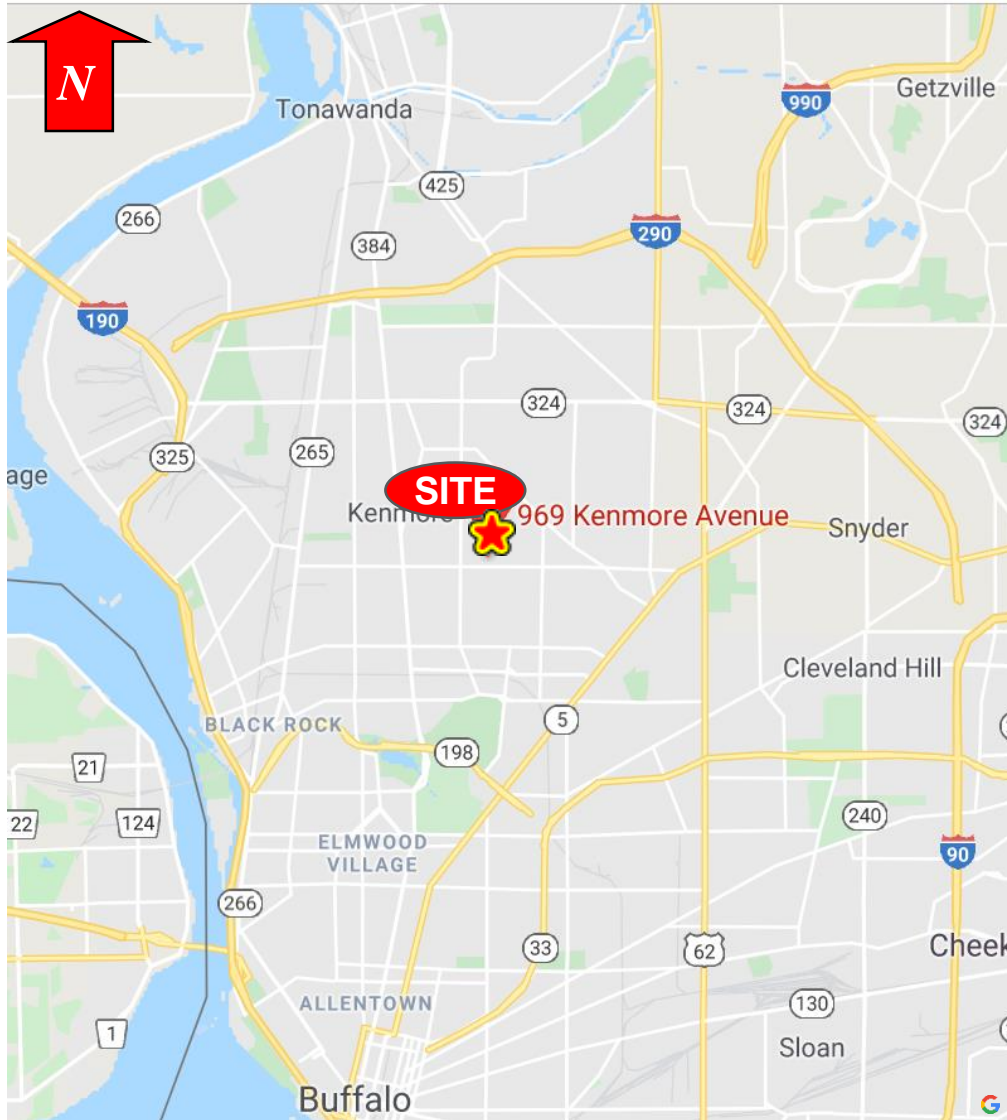
TRAFFIC COUNT	
Kenmore Avenue	14,576 AADT

For more information, contact:

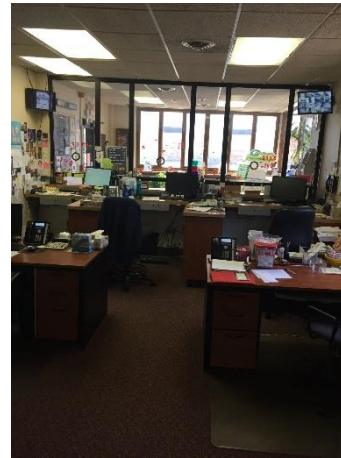
**David L. Schiller, SIOR**  
**Associate Real Estate Broker**  
 716.628.3477– cell  
 dschiller@pyramidbrokerage.com

14 Lafayette Square, Suite 1900  
 Buffalo, New York 14203  
 Phone: +1 716 852 7500

**OFFICE FOR SALE**  
**969 Kenmore Avenue**  
Kenmore, New York



Location Map



Interior Photos