



FOR LEASE

1660 Kensington Avenue Buffalo, New York



PROPERTY DESCRIPTION

Prime office space available immediately at Amherst/Buffalo/ Cheektowaga lines. Long term tenant retiring leaving 3 adjacent first floor suites. 900 +/- SF, 900 +/- SF, and 1010 +/- SF; each with common entry. Lease individually or combine them into larger 1800-2900 +/- SF professional space. Plenty of paved parking and road signage available. Each space has bathroom and 2 suites have kitchens. Additional plumbing and gas accessible. Live and work in same location or combine all into 1 fantastic professional office. Well maintained and many updates. Owner has installed security camera at entry. Great traffic and visibility located on Kensington between Harlem and Eggert. Close to 33 and 290. Building full of long term tenants, including owner's business. Rent includes garbage, landscaping and snow removal. Lessee pays electric and gas.



HUNT Commercial
Real Estate Corporation
403 Main St., Suite 400
Buffalo, New York 14203
HUNTCommercial.com

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Edward (Trey) McDermid
Licensed Real Estate Salesperson
(716) 316-7994
edward.mcdermid@huntrealestate.com

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PROPERTY OVERVIEW

Total SF	12,336 +/- SF
Leasable SF	2,810 +/- SF
Year Built	1973
Stories	2
Lease Rate	\$12.00 / SF
Parking	On Site

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	20,588	150,968	356,313
Total Households	7,746	63,074	153,583
Ave. Annual Income	\$55,060	\$48,197	\$47,503

