

**FOR SALE**

# 4085 Seneca St, Buffalo, NY 14224



## Welcome to your next place of work!

Introducing 4085 Seneca Street, a meticulously cared for 2-story office building in the heart of West Seneca, NY. Expansive 7,845 SF on a 0.47 acre lot for 25 cars (75F x 180D). High Visibility from Seneca St, Near Major Signalized Intersection (Union Rd), Southgate Plaza, 400 Intersection, High Traffic Counts.

**Suite #1** – Pepe Construction, 1,843 Ft, 5 Private Rooms plus a waiting room, reception, Room, Storage Area, Private Bath.

**Suite #2** – Available for Lease, 1,883 Ft, 2 Private Entrances, Waiting Room, Reception, 4 Private Rooms, Break Room, Storage Area, a client private bathroom, and office bathroom.

**Suite #3** – Owner Suite, 4,120 SF, 4 Exam Rooms, 3 Large Private Offices, 526 SF Open Area, 4 cubicles, large waiting area, reception kitchen, client bathroom, office bathroom, kitchen, storage area, and (1) private and (1) public lobby entrances.



## Nicholas Corto

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**HUNT Commercial**  
**Real Estate Corporation**

403 Main Street, Suite 400

Buffalo, New York 14203

**HUNTCommercial.com**

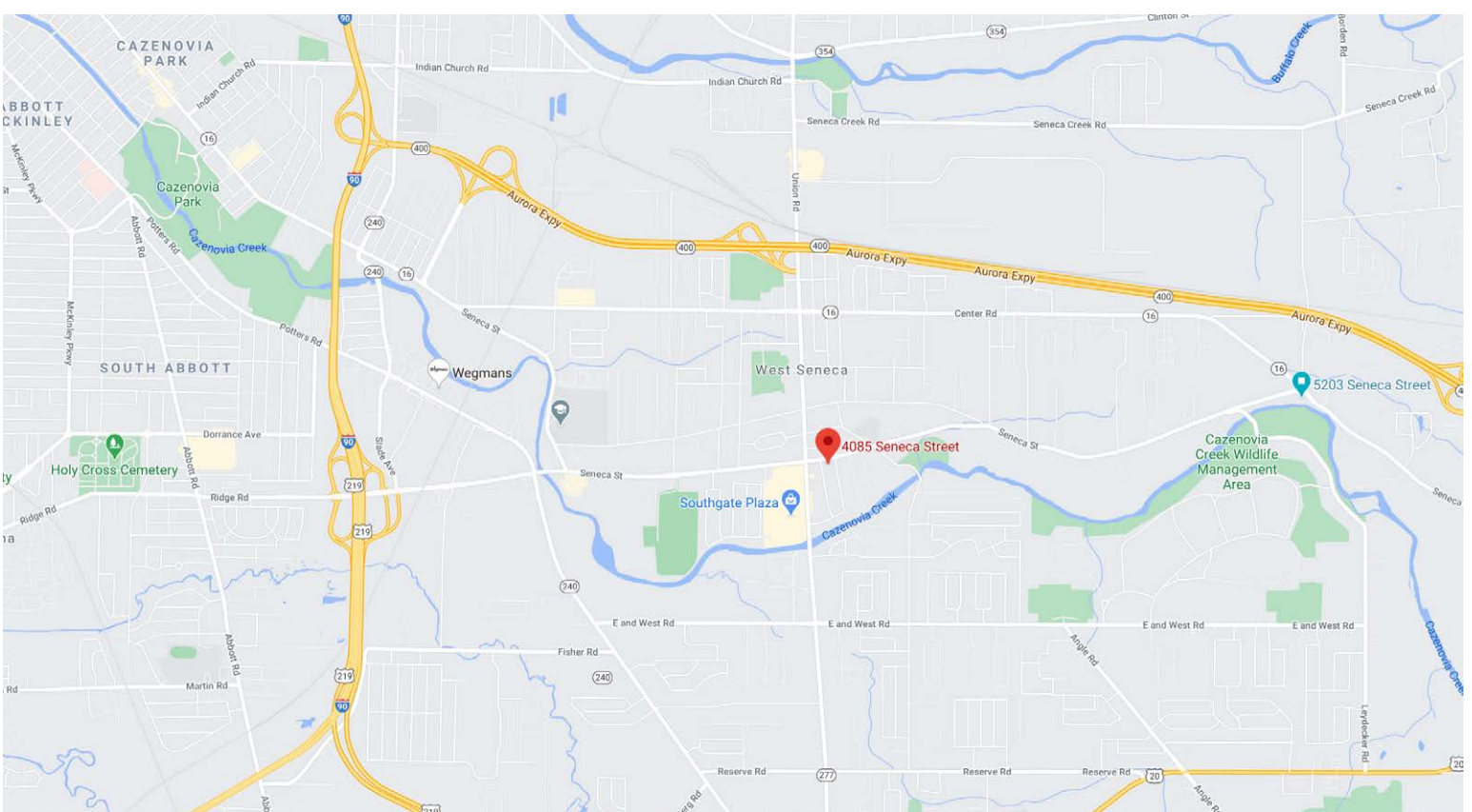
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PROPERTY OVERVIEW	
<b>Lot Size</b>	0.47 +/- acres
<b>Total SF</b>	8,825 +/- SF
<b>Year Built</b>	1995
<b>Stories</b>	1
<b>Traffic Count</b>	15,287 ADT
<b>Parking</b>	On Site

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	9,470	63,686	170,038
<b>Total Households</b>	4,066	27,717	73,832
<b>Ave. Annual Income</b>	\$66,292	\$63,008	\$55,937







COMMERCIAL

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The information, statements, and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. All offerings subject to errors, prior sale, lease, or withdrawal without notice.