

OFFICE FOR SALE

FREESTANDING OFFICE SPACE AVAILABLE

BUILDING FEATURES

Total Available	5,928 ± Sq. Ft.
Lot Size	.91 ± Acres
Parking	Surface Lot
Zoning	C-2

Property Highlights

- Visible office space available for sale
- Two office buildings available on one parcel
- 5,928 ± Sq. Ft. facing Military at corner of Edgewood Drive
- User-investment possible by purchasing and using the front building, keeping tenant in rear building
- Visibility on Military Road in commercial strip which includes healthcare related services and traditional medical practices
- Ideal for: healthcare services, dental practice, medical practice, community services, insurance agency, accounting firm, law firm



For more information, contact:

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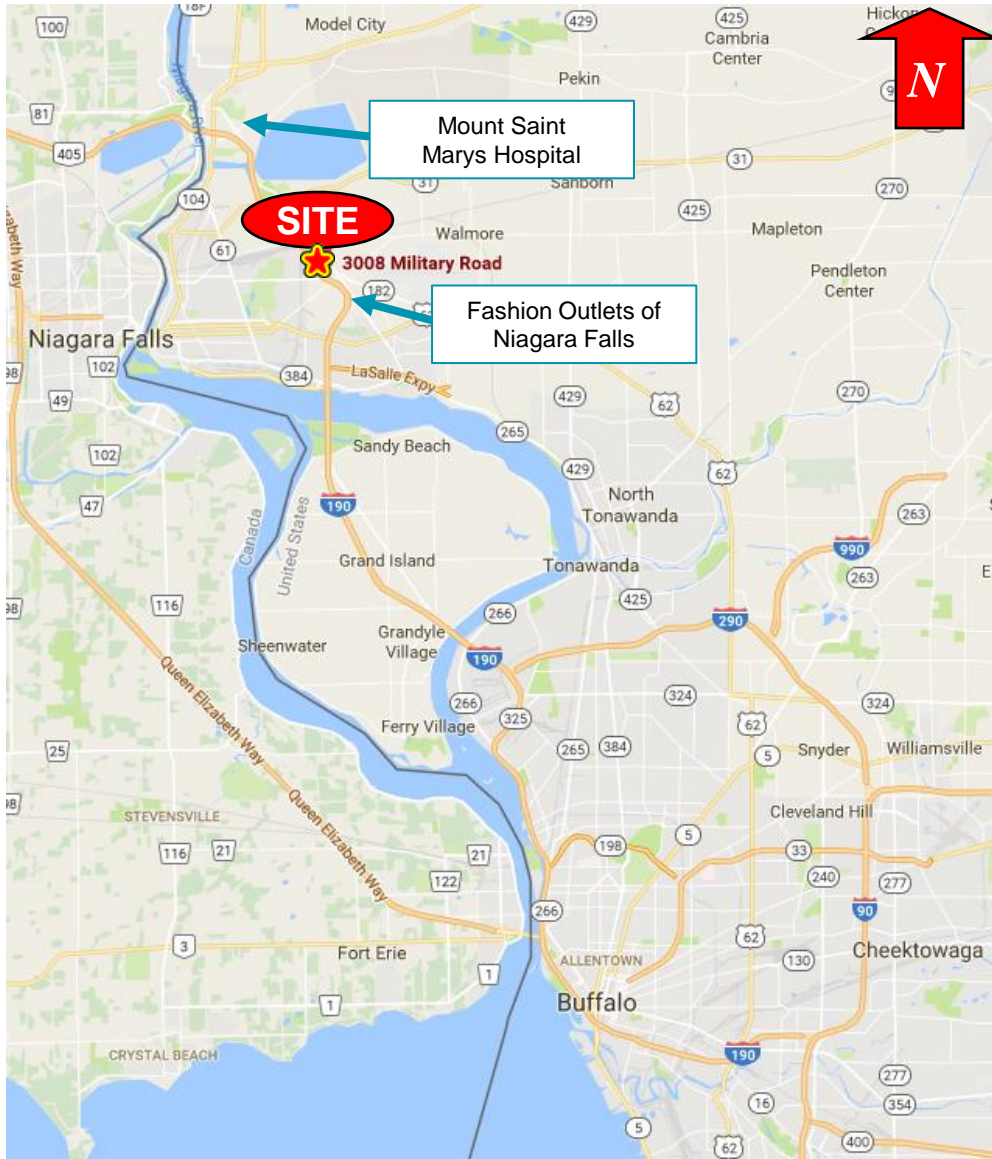
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DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Population	2,544	47,978	78,738
Median Household Income	\$54,912	\$36,488	\$39,796

FOR SALE

3000-3008 Military Road
Niagara Falls, New York



Location Map

Aerial