

FOR SALE

5813 Transit Road, Depew, NY 14043



Two story office building with tenant in front unit. Remaining space could be subdivided for more income potential along with owner/user space. Excellent opportunity for professional office/medical use. Fully alarmed building with individual passcard entry for each unit. On-site parking for 15 cars. Corner location just north of Walden Avenue offering great visibility.

PROPERTY OVERVIEW

Lot Size	0.21 +/- acres
Total SF	3,850 +/- SF
Year Built	1940
Stories	2
Parking	On Site

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	5,878	57,158	112,115
Total Households	2,294	21,916	42,277
Ave. Annual Income	\$124,518	\$113,287	\$102,312

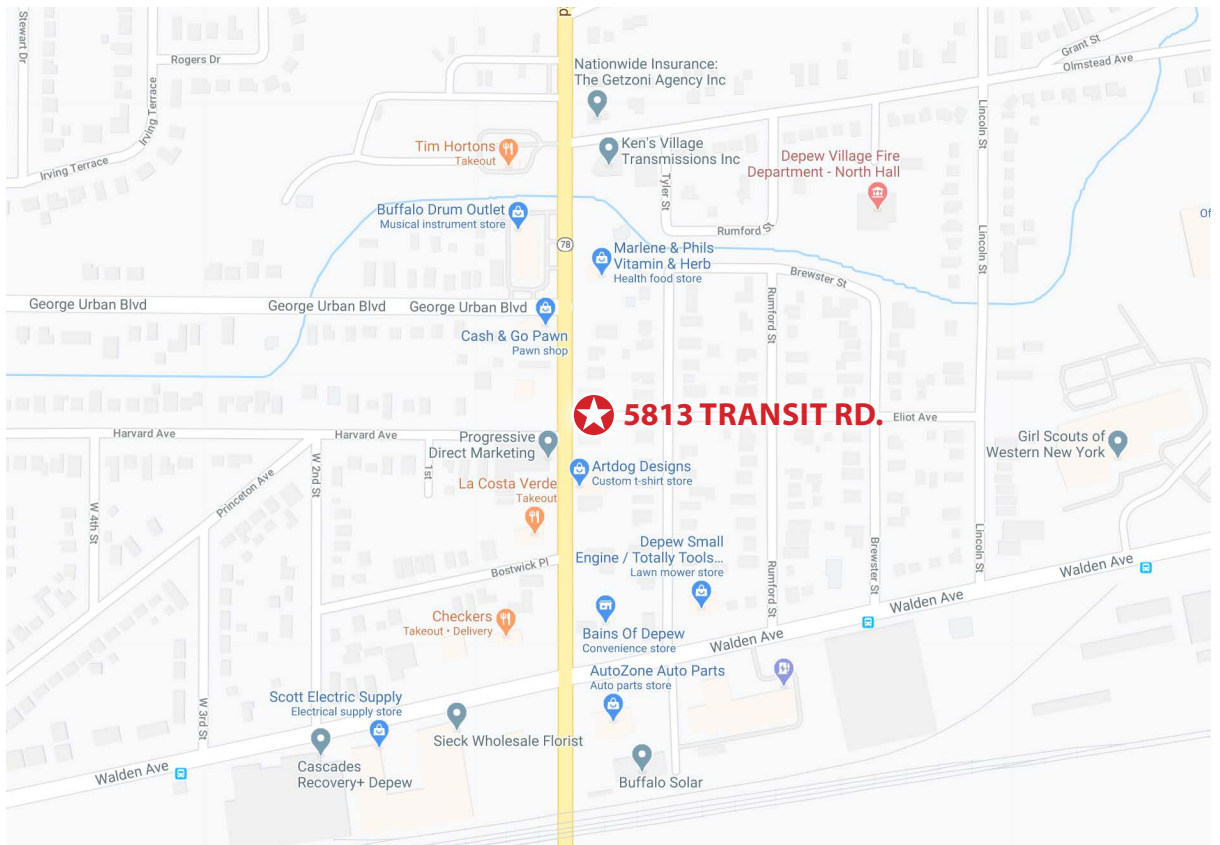
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