

# FOR SALE

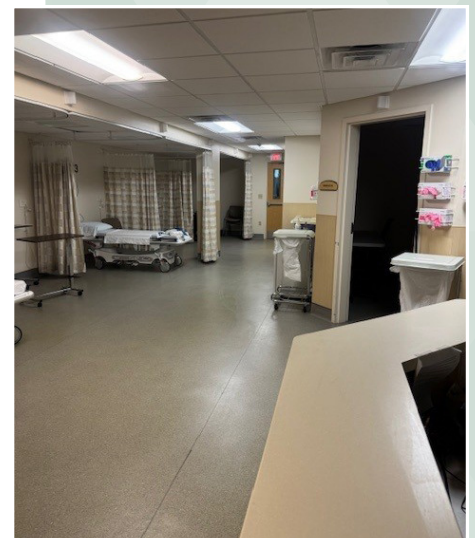
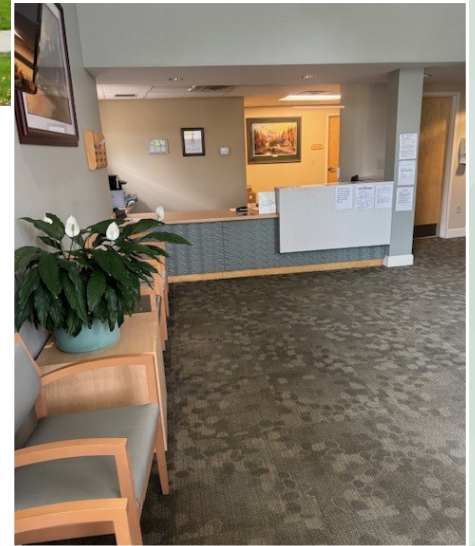
## Renovated Surgical Center

160 East Ave, Lockport, NY 14094



### PROPERTY HIGHLIGHTS

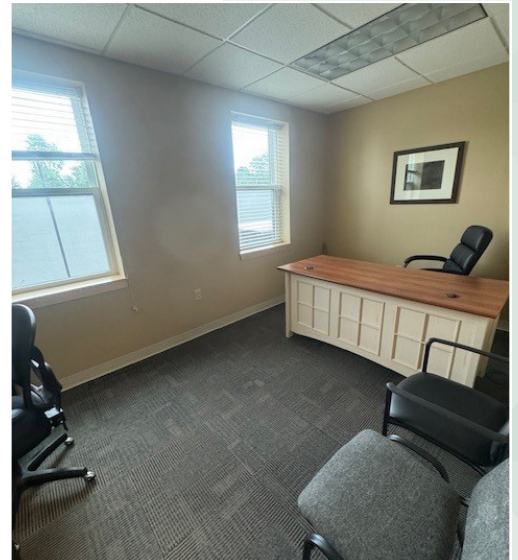
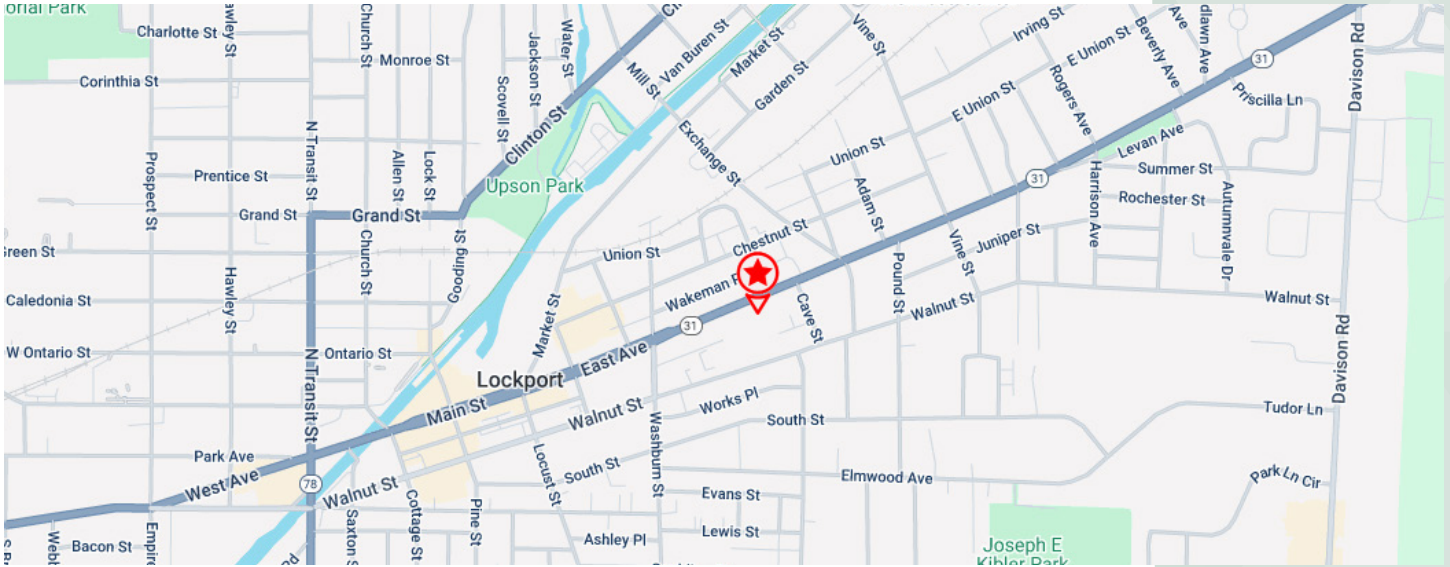
- Completely renovated surgical center
- Cost of Improvements made are over asking price
- Fully equipped to continue for surgery
- Almost 12,000SF on two floors with elevator
- Parking for approx 30 cars
- Located in an area of need for medical services
- Conveniently located in downtown Lockport on busy mixed use street
- Owner may leaseback a portion if desired
- Perfect for one user or can be multi tenant
- Asking price \$1,500,000





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