

High Visibility Office Building Available for Sale or Lease

2427 Sheridan Drive, Tonawanda, New York 14150



344 Delaware Ave, Suite 200, Buffalo, NY 14202



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

Joseph Deck, SIOR

Associate Real Estate Broker

C: 716.830.3325

JosephDeck@HannaCRE.com

Richard Wadsworth

Real Estate Salesperson

C: 716.239.5764

RichardWadsworth@HannaCRE.com

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PROPERTY HIGHLIGHTS:

- ±6,349 SF Class B office building on ±0.64 acres
- Excellent location on the Sheridan Drive commercial corridor in the Town of Tonawanda
- Traffic count: about 30,364 vehicles per day (AADT) on Sheridan Dr
- Strong visibility and signage exposure along Sheridan Dr
- Quick access to I-290 and I-190
- Parking for about 50 cars
- 22 private offices
- 2 conference rooms
- Large open area for training, collaborative space or a bullpen
- Suits a professional services firm, sales team, insurance or finance office, or a medical administration or training user



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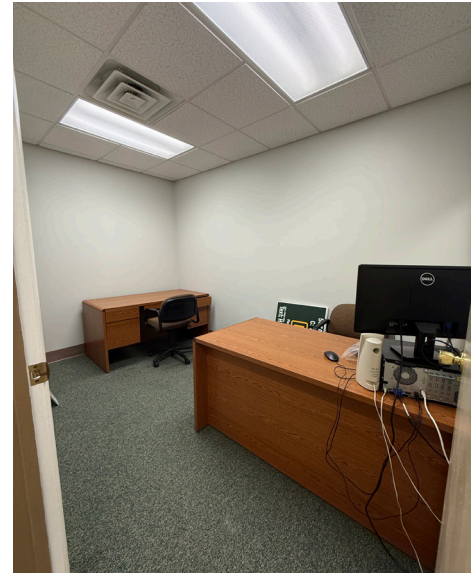
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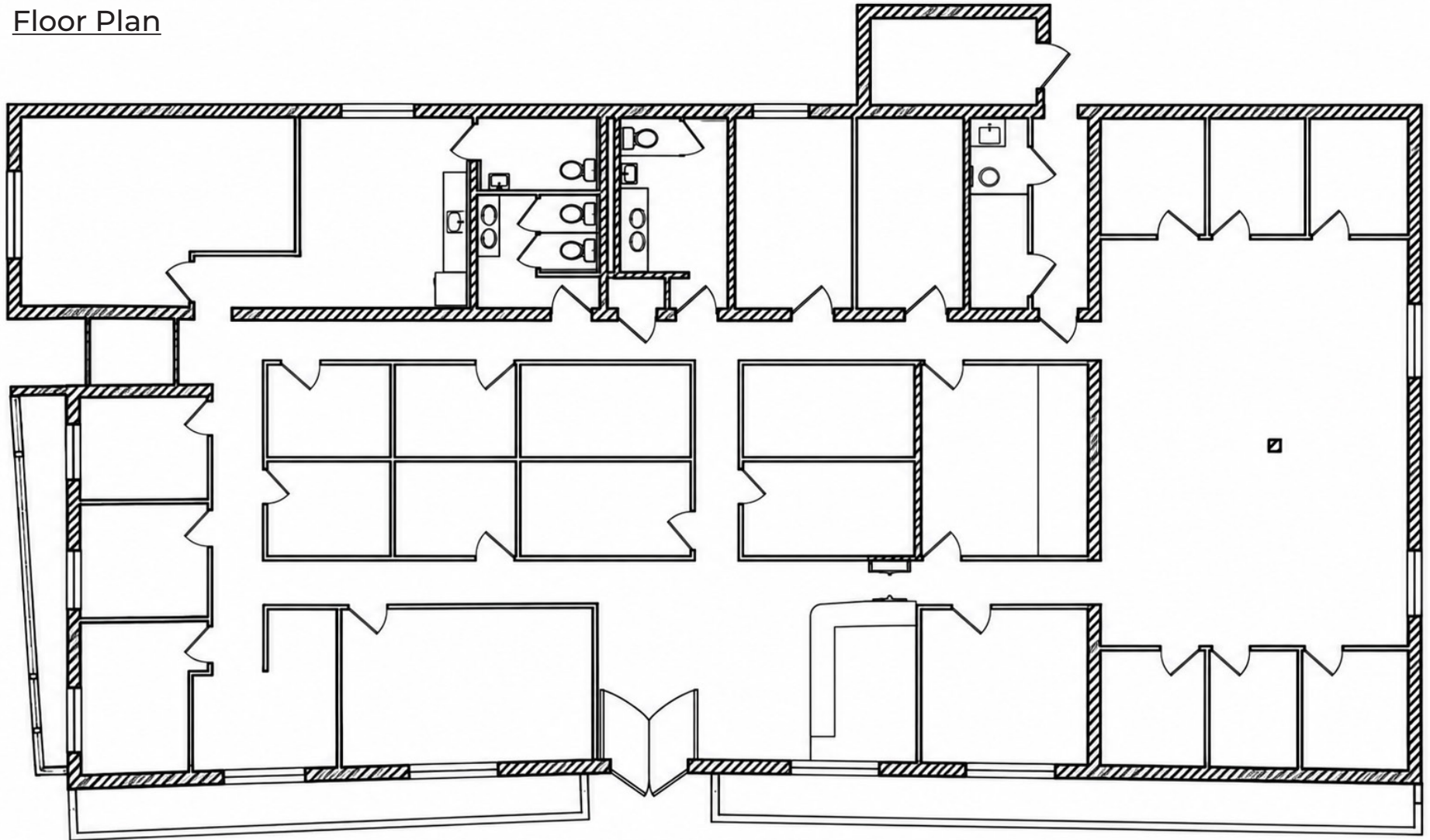
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Floor Plan



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EQUAL HOUSING
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