

**FOR SALE**

# Office Building

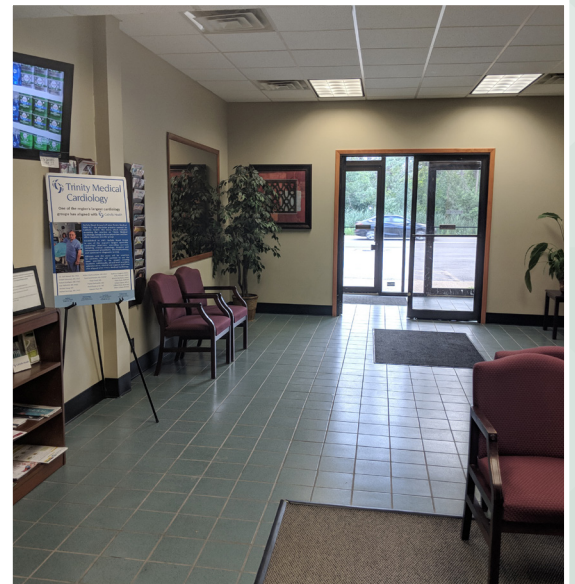
7500 Porter Road, Niagara Falls, NY 14304

**MAKE AN  
OFFER!!!**



## **PROPERTY HIGHLIGHTS**

- 6,176 sq. ft. of medical/office space
- 18 paved parking spaces
- 175 feet of frontage on Porter Road, no curb
- Easy access/egress
- Motivated seller!
- **Price Reduced to \$350,000**



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.

**Michael Schwartz**  
Real Estate Salesperson

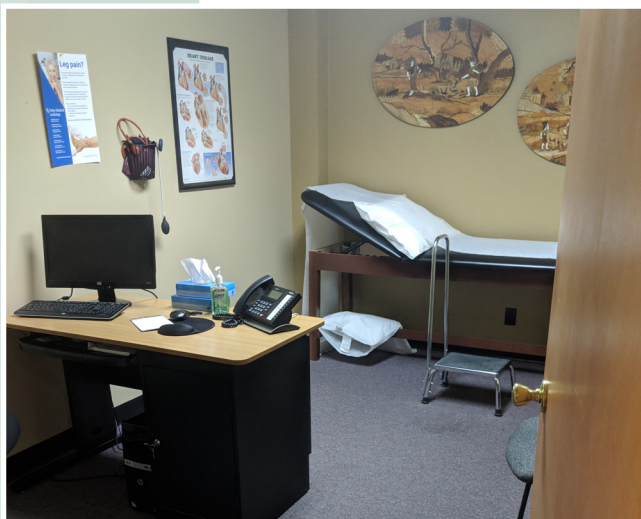
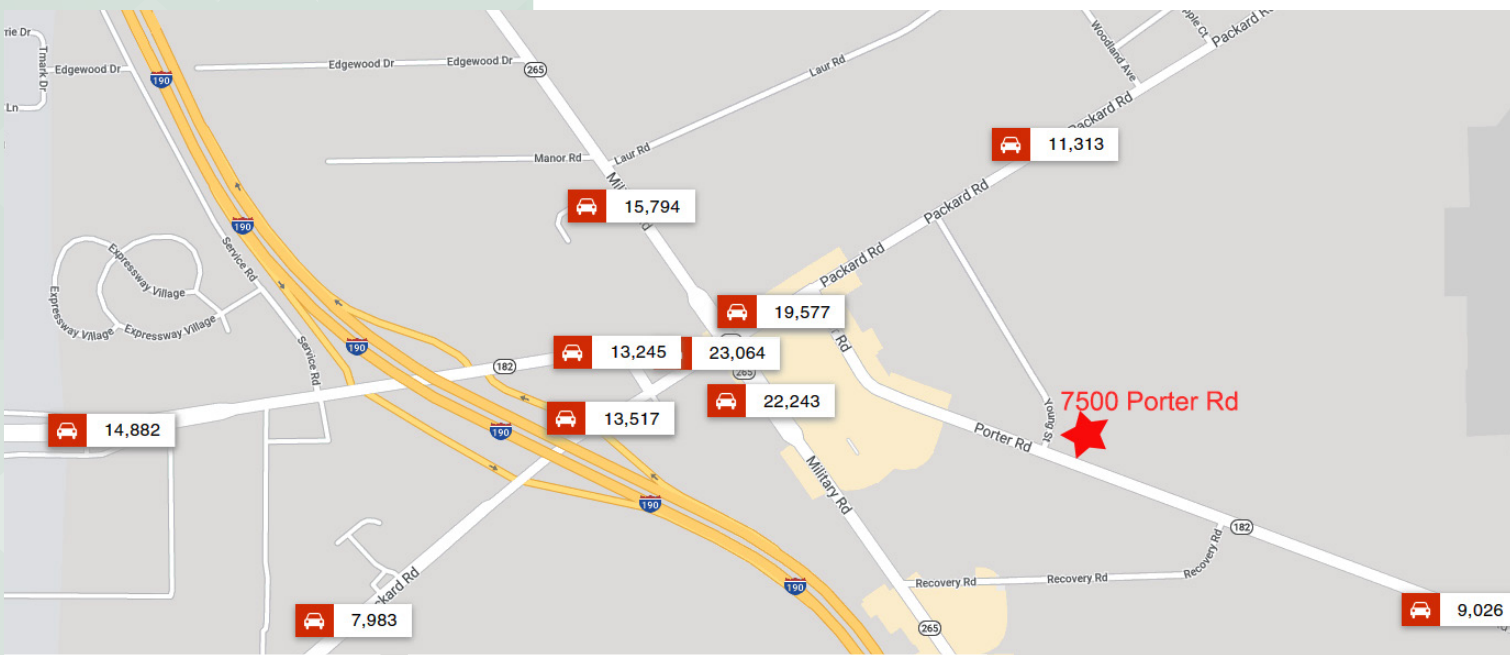
716.388.1288

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## 5 MILE DEMOGRAPHICS



POPULATION  
185,285



DAYTIME EMPLOYEES  
34,405



HOUSEHOLDS  
33,175



AVERAGE HH  
INCOME  
\$66,265



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