

FOR SALE

Professional Office Building

501 Kenmore Ave, Town of Tonawanda, NY 14223



PROPERTY HIGHLIGHTS

- Former eye surgeon's office, currently vacant
- 3,185 sq. ft. single story brick building
- 105 feet fronting on .22 acres
- Several exam rooms and offices
- Break area, waiting room and admin/clerical area
- Owner/user or multiple tenant opportunity
- Selling below full equalized value
- Fantastic corner location on bus route and close to U.B. South Campus
- Owner would consider lease option



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.



James Knight
Associate Real Estate Broker

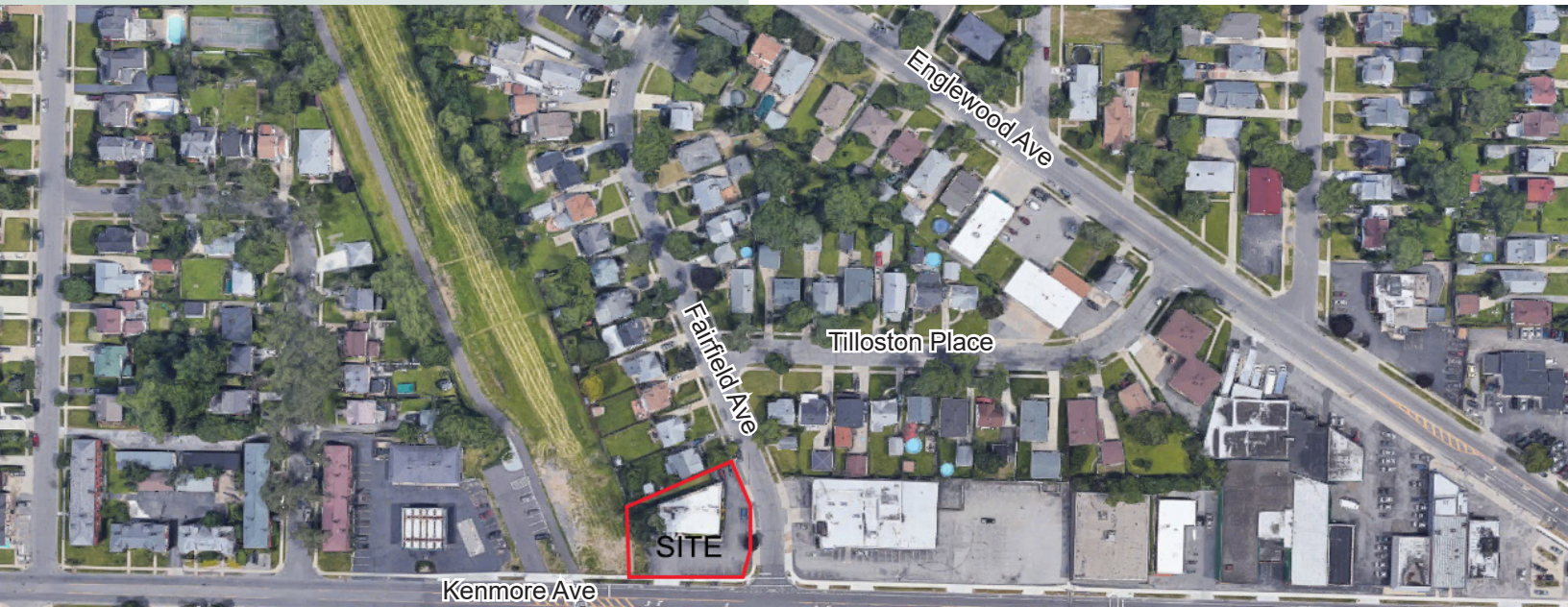
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5 MILE DEMOGRAPHICS



POPULATION
366,056



DAYTIME EMPLOYEES
185,536



HOUSEHOLDS
155,674



AVERAGE HH
INCOME
\$63,342



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