

FOR SALE

Office Building

25 Anderson Road, Cheektowaga, NY 14225



PROPERTY HIGHLIGHTS

- 25,800 Sq. Ft. Modern Office Building
- Three Levels with Central Elevator
- ADA Compliant Restrooms on Each Floor
- Back-up Generator
- Heated Sidewalks
- Parking for 100+
- Zoned M2 - General Mfg. District



DEMOGRAPHIC SNAPSHOT

	2 Miles	5 Miles	10 Miles
Population	41,159	298,474	712,877
Households	18,347	128,559	307,333
Average HH Income	\$60,827	\$65,017	\$76,707
Daytime Employees	24,263	157,810	418,760



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.

William Heussler
Associate Real Estate Broker

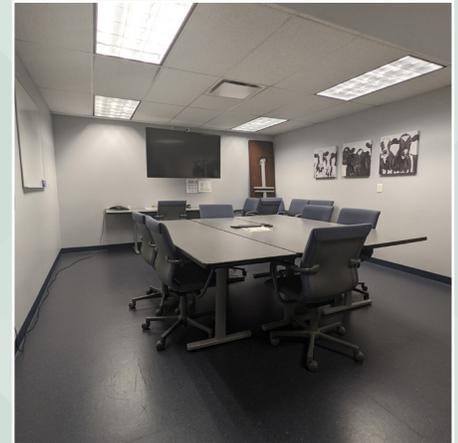
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