

**FOR SALE  
OR LEASE**

# Medical/Office Condo

5320 Military Road, Lewiston, NY 14092



## PROPERTY HIGHLIGHTS:

- Medical/Office Condo for Sale or Lease, half of Suite 105
- Located right off I-190 and adjacent to Mount St. Mary's Hospital (Catholic Health)
- Just blocks from the International Queenston-Lewiston Bridge between USA and Canada
- Placement on outdoor signage and inside building directory included
- Space is 1,245 SF plus a shared waiting room, restrooms and break room/ kitchen
- Five exam rooms, 3 of 5 rooms can be conference areas
- Perfect for any type of medical use
- Building has a new roof and HVAC system
- **Asking price was \$149,000 is now \$139,000**
- Free 1<sup>st</sup> month's rent with minimum 3 year lease



## DEMOGRAPHICS:

	<u>2- Miles</u>	<u>5-Miles</u>
Population:	10,235	51,772
Households:	3,959	22,212
Average HH Income:	\$83,978	\$60,716
Average Daily Traffic Count:	7,640 cars	

