

**FOR SALE**

# Investment Property

3527 Harlem Road, Cheektowaga, NY 14225



## **PROPERTY HIGHLIGHTS**

- Two Story 21,320 Sq. Ft. Commercial Office Building
- Recently Renovated
- Lot 245' x 270' (0.76 Ac)
- Ample On-site Parking 50+
- Building fully sprinklered (wet)
- One dock door on side of building (not currently in use)
- Long Term Leases
- Excellent Investment 8% Cap Rate
- Close Proximity to Route 33 (Kensington Expressway) and NYS Thruway I-90
- Priced Significantly Under Assessed Value



344 Delaware Ave, Suite 200, Buffalo, NY 14202



The information submitted herein is not guaranteed. Although obtained from reliable sources, 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.

**Gregory Zadrozny**  
Associate Real Estate Broker

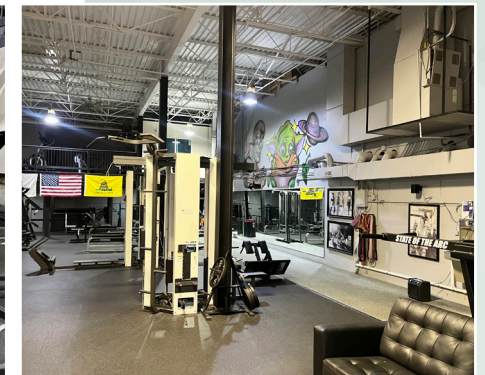
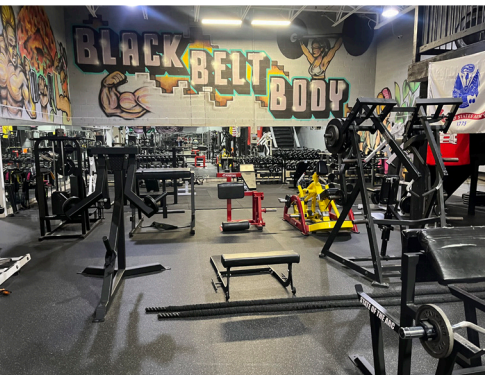
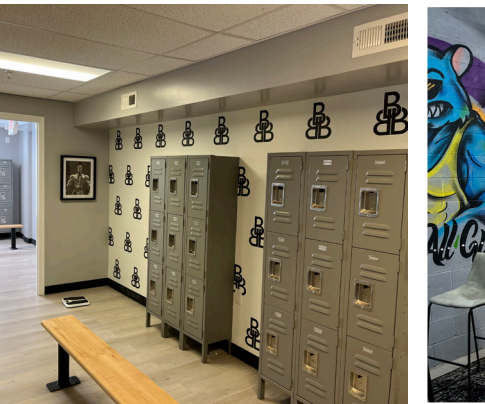
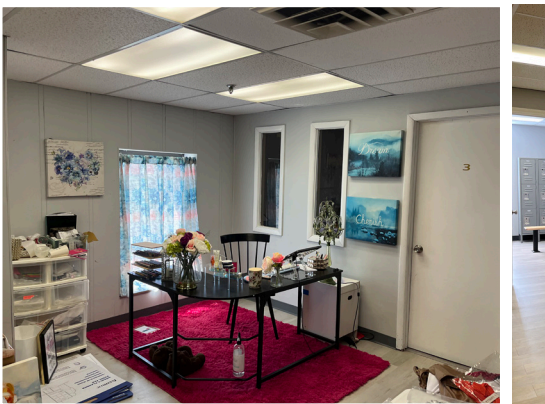
716.830.8943

GregoryZadrozny@HannaCRE.com

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**HANNA**  
COMMERCIAL REAL ESTATE

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