

FOR SALE

Professional Office Building

6028 Sheridan Drive, Amherst, NY 14221

**PRICE
REDUCED**



PROPERTY HIGHLIGHTS

- 8,700 Sq. Ft. professional office building in excellent condition
- Lot size 177' x 150'
- Lower level features: private offices and bullpen area
- Upper level features upscale private offices, kitchen, conference room, 3 bathrooms and storage
- Multiple zones heat/ac
- Parking for 35
- Located just West of Transit Road
- Premier visibility and demographics
- **Price Reduced to \$795,000 (was \$849,000)**



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.

Timothy Hourihan

Associate Real Estate Broker

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Scott Mason

Real Estate Salesperson

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