

# FOR SALE

## Two Medical/Office Buildings

2001-2005 Niagara Falls Blvd., Amherst, NY 14228



### PROPERTY HIGHLIGHTS

- Two Medical/Office buildings totaling almost 19,000 SF
- 290 ft. of frontage on Niagara Falls Blvd
- Just under 1 acre (.97)
- Daily traffic counts of almost 50,000
- Parking for approx. 80 vehicles
- Two curb cuts
- Multiple tenants in place, large upside
- Zoned GB - General Business
- Many development/redevelopment possibilities
- Asking price \$1,999,000



**HANNA**  
COMMERCIAL REAL ESTATE  
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. Sale is subject to the approval of the U.S. Bankruptcy Court and The Diocese of Buffalo.

**David Doerr**

Associate Real Estate Broker

D: 716.426.0616

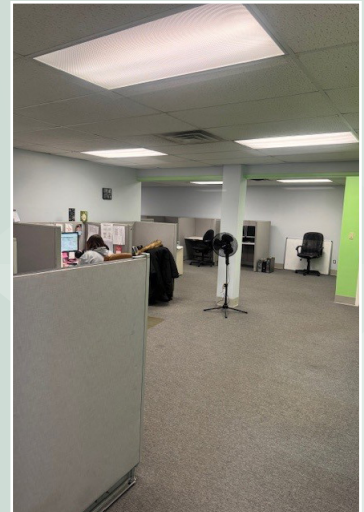
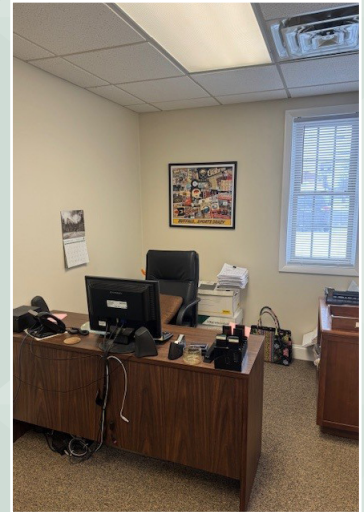
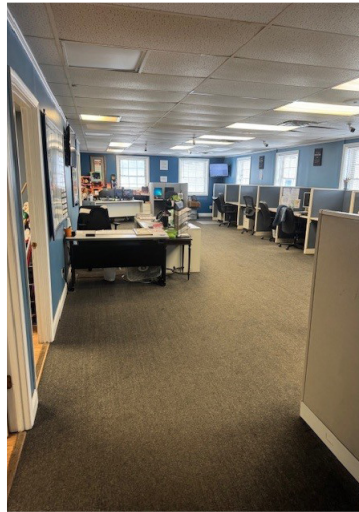
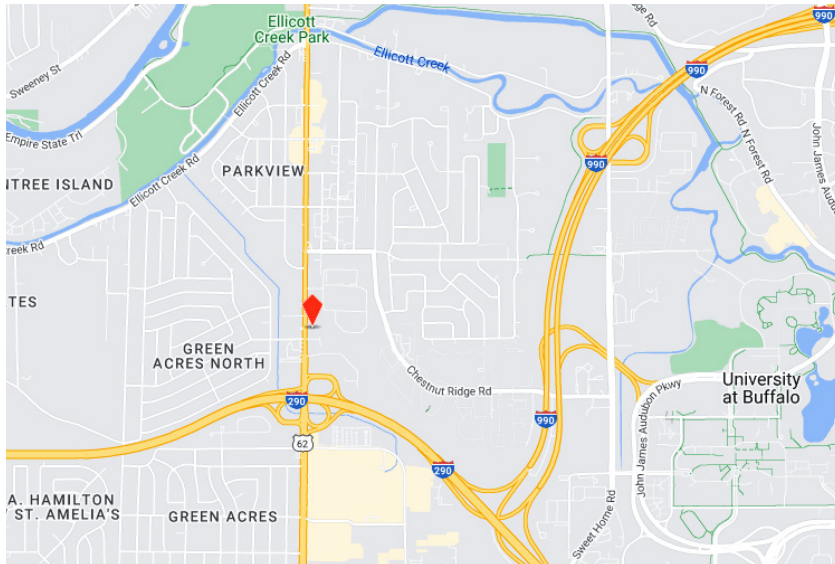
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