

FOR SALE

825-831 Wehrle Drive

Amherst, New York 14221



11,822 ± SF Freestanding Medical Office Building

Building Features

Total Size	11,822 ± Sq. Ft.
Lot Size	2.04 ± Acres

Property Highlights

- Two-story medical office building available for sale in Amherst, NY
- Class A medical space featuring multiple exam rooms, offices, reception/waiting area, conference rooms, and business center
- Ample on-site parking with room to expand into the adjacent parcel
- Easily accessible with multiple points of ingress/egress
- Superb Thruway and Expressway access
- Major retail centers and national restaurants nearby
- Strong demographics and traffic counts
- Ideal for: medical practice, any professional office users looking for the highest possible exposure

Traffic Counts	5 Miles
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Wehrle Drive	16,205 AADT
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Union Road	14,387 AADT
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Demographic	1 Mile	3 Miles	5 Miles
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Population	11,255	93,971	288,555
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Average H.H. Income	\$88,215	\$94,753	\$89,903
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Contact

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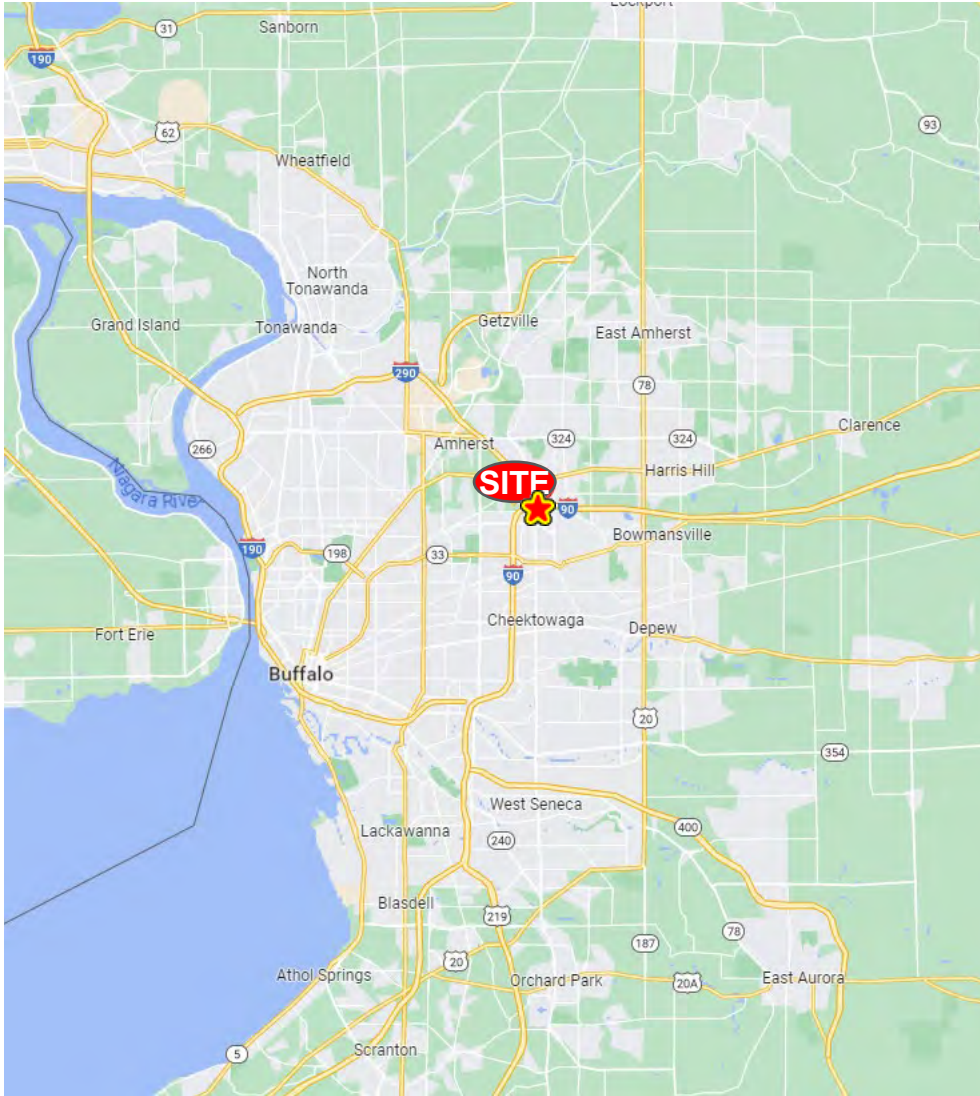
Turnkey Medical Office Building



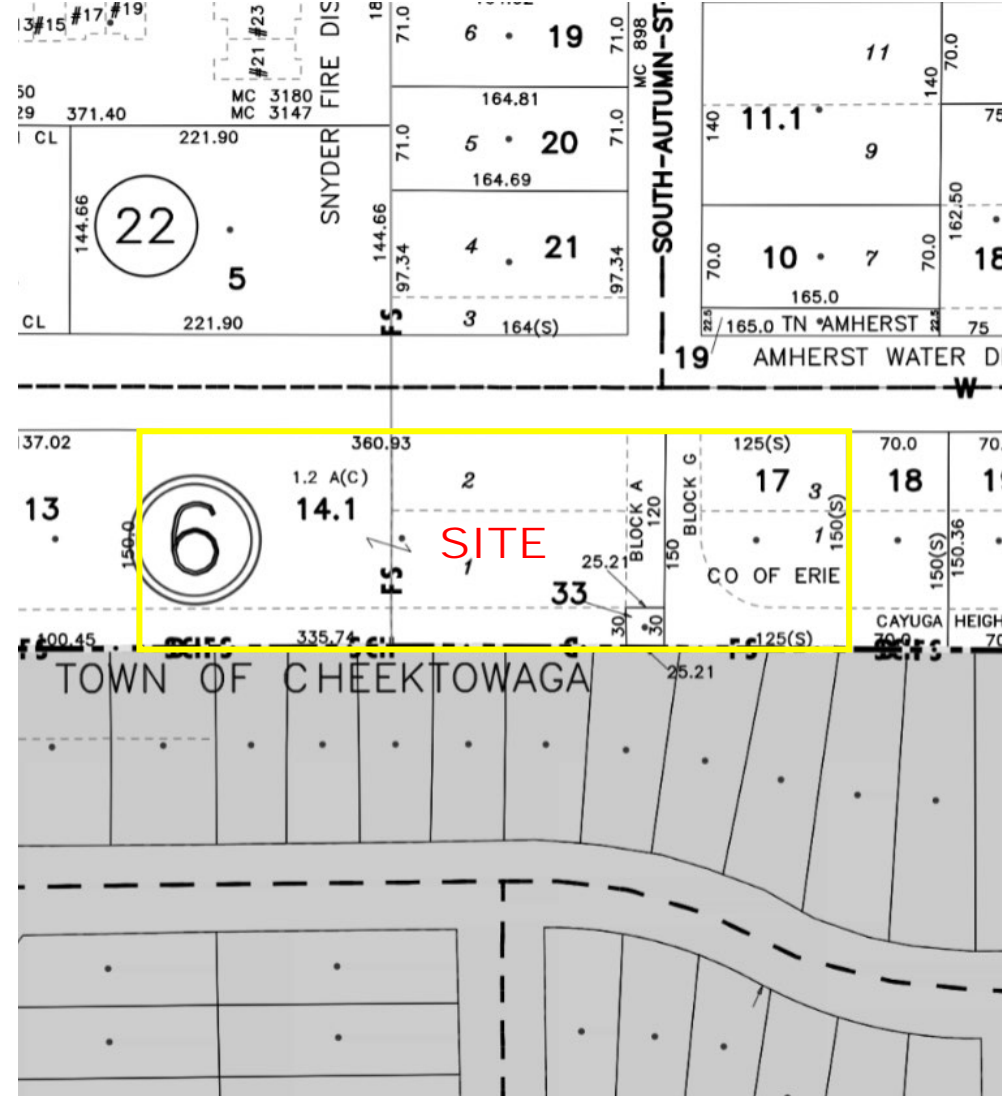
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Location Map



Tax Map

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Aerial

