

FOR SALE OR LEASE

2497 Delaware Avenue
Buffalo, NY



7,583± SF Turnkey Medical Office Available

Building Features

Building Size	7,583± Sq. Ft.
Lot Size	0.57± Acres
Year Built	2013
Zoning	N-3E
Parking	38 Spaces

Property Highlights

- Turnkey medical office/Urgent Care Facility for sale or lease
- Modern, well-equipped facility built in 2013
- Features fifteen (15) private examination rooms
- 2,519± SF basement with a backup generator
- Property highlights include a skylit atrium, pylon signage and 38 on-site parking spaces
- Prime North Buffalo location situated on Delaware Avenue, just off Hertel Avenue and one street from Elmwood Avenue
- Ideal For: Urgent Care Facility, Medical Office

Contact

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Medical Office For Sale or Lease



Demographics	1 Mile	3 Miles	5 Miles
Population	28,237	187,442	369,716
Average H.H. Income	\$89,381	\$86,640	\$81,904

Source: ESRI Business Analyst 2024

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Aerial



Property Photos

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Floor Plan

