#### FOR SALE OR LEASE 2497 Delaware Avenue Buffalo, NY





Pyramid Brokerage Company

## 7,583<u>+</u> SF Turnkey Medical Office Available

Building Features		
Building Size	7,583 <u>+</u> Sq. Ft.	
Lot Size	0.57 <u>+</u> 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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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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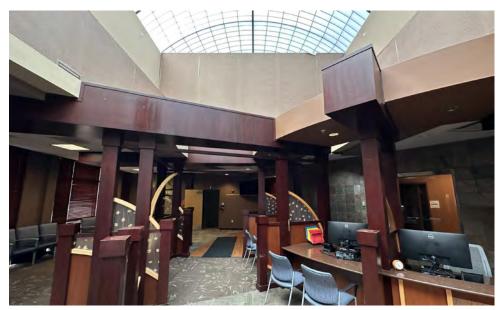






Aerial





**Property Photos** 

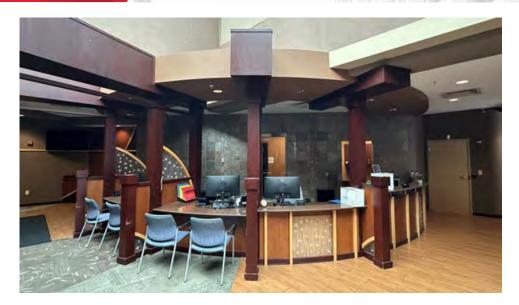
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**Property Photos** 



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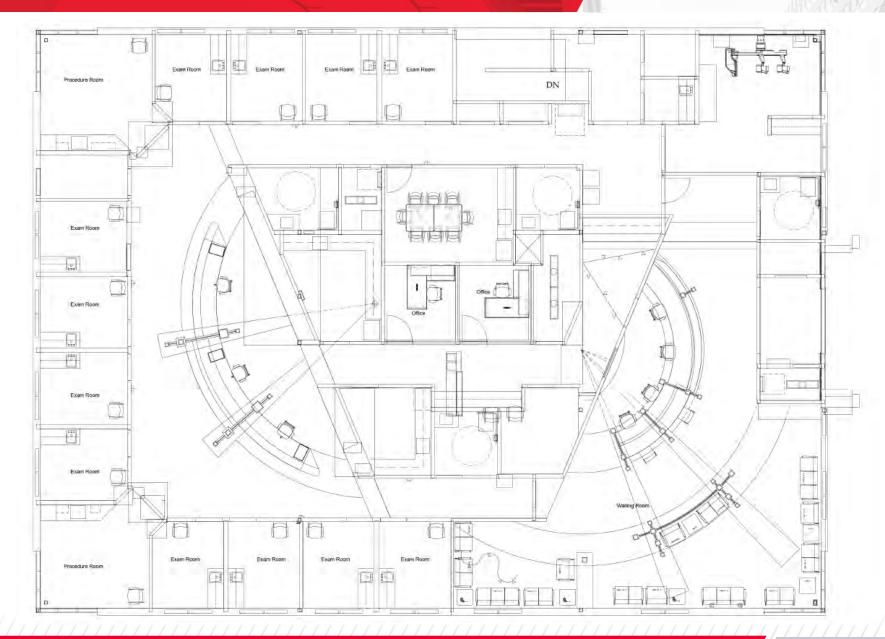


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# FOR SALE OR LEASE 2497 Delaware Avenue | Buffalo, NY Floor Plan







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