

FOR SALE
**VALUE-ADD OFFICE BUILDING WITH
STRONG IN-PLACE INCOME**
Building Features

Building Size	13,608± Sq. Ft.
Space Available	9,600± Sq. Ft.
Lot Size	0.60± Acres

Property Highlights

- Partially leased medical/professional office investment with value-add upside
- Premier location on Union Road (TC: 25,586 AADT)
- Approximately 9,600 SF available, with flexible configurations to suit owner or new tenant's needs
- Overhead door access, heated garage/warehouse, and on-site backup generator
- Easy access to NYS I-90 and located on a bus line
- Plenty of free on-site parking
- Ideal for: professional and medical office users, non-profit organizations, health and wellness users, and investors

Demographic	1 Mile	3 Miles	5 Miles
Population	9,596	74,755	259,605
Average H.H. Income	\$74,780	\$84,064	\$81,912

Source: ESRI Business Analyst 2025

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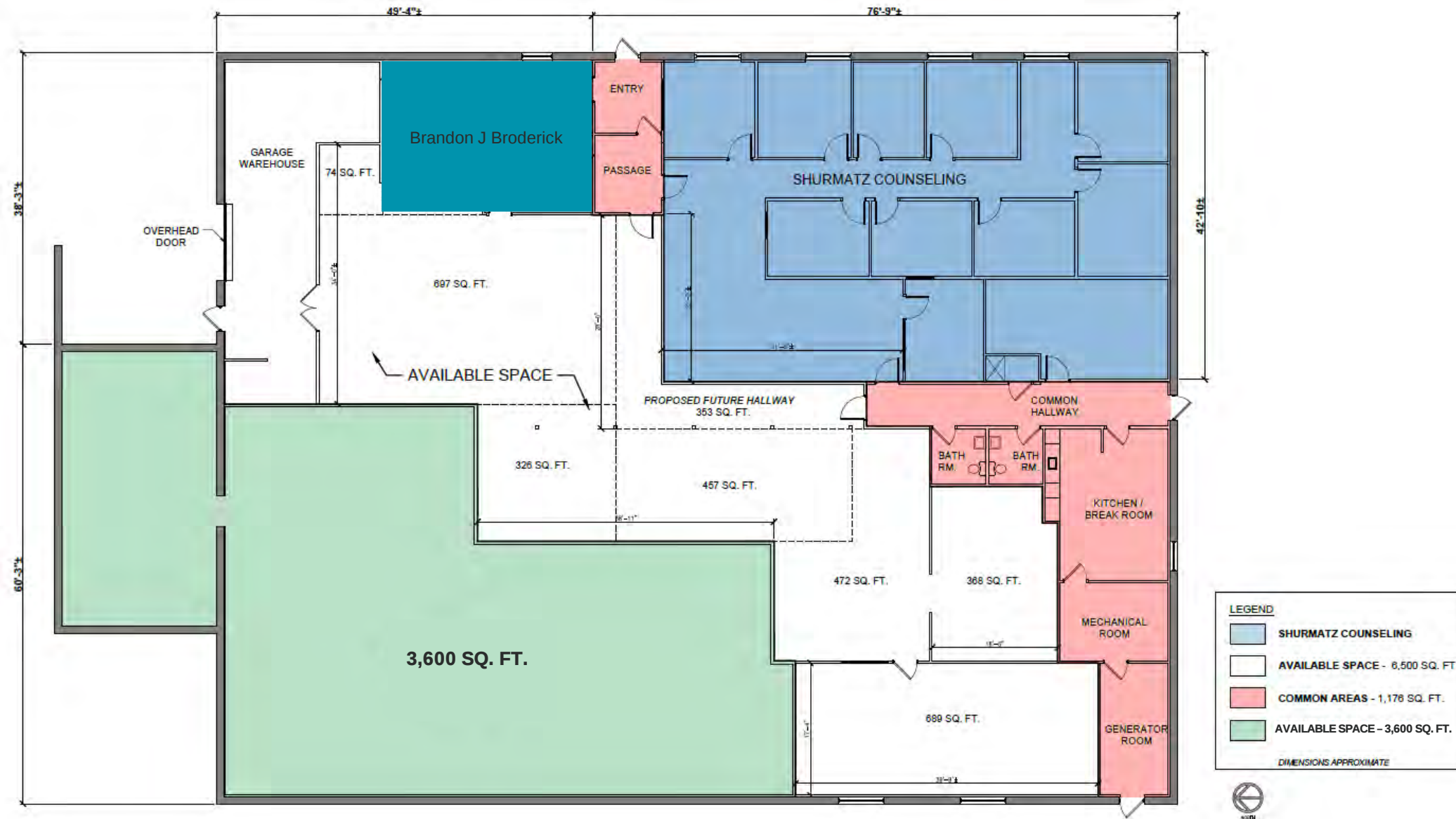


**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**2355 Union Road
Cheektowaga, New York**



Floor Plan



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Property Photos

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Aerial



Location Overview

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