

**Multi-Tenant Office Building****FOR SALE OR LEASE**

PROFESSIONAL OFFICE SPACE

Property Highlights

- Potential owner-user opportunity with existing in-place cash flow
- Redeveloped former school building with long-standing tenants in place
- Centrally located with easy access to the Buffalo Niagara International Airport, Transit Road, I-90, Route 33, and I-290
- Stable income-producing asset with upside potential
- Ample on-site parking and flexible office configurations
- Strong suburban location surrounded by retail, dining, and business amenities
- Ideal for professional office owner-occupants or investors
- Well-maintained property with a proven operating history

Building Features

Building Size	36,000± Sq. Ft.
Lot Size	3.39± Acres

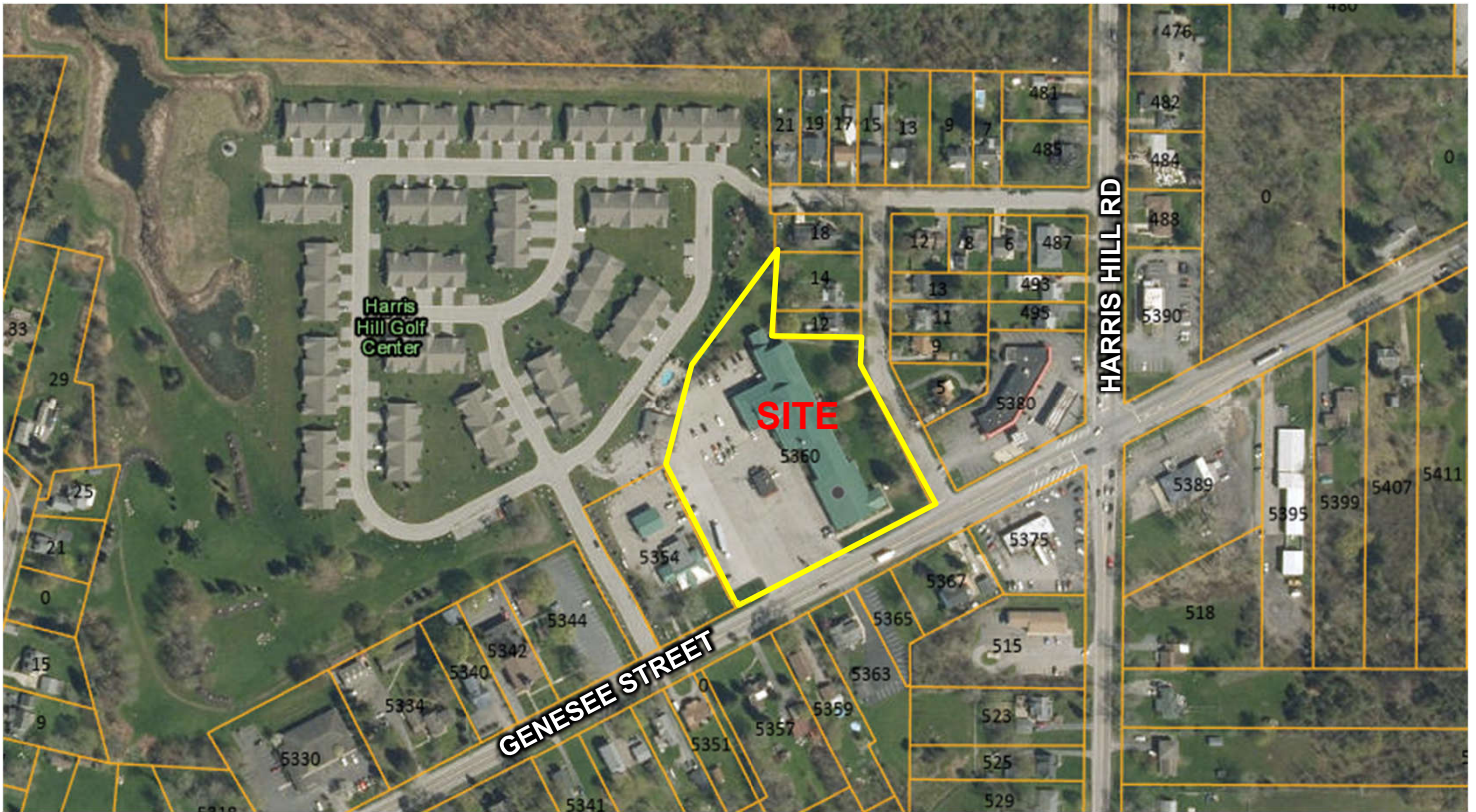
Demographic	1 Mile	3 Miles	5 Miles
Population	2,537	41,476	136,949
Average H.H. Income	\$124,481	\$110,598	\$115,792

Source: ESRI Business Analyst 2025

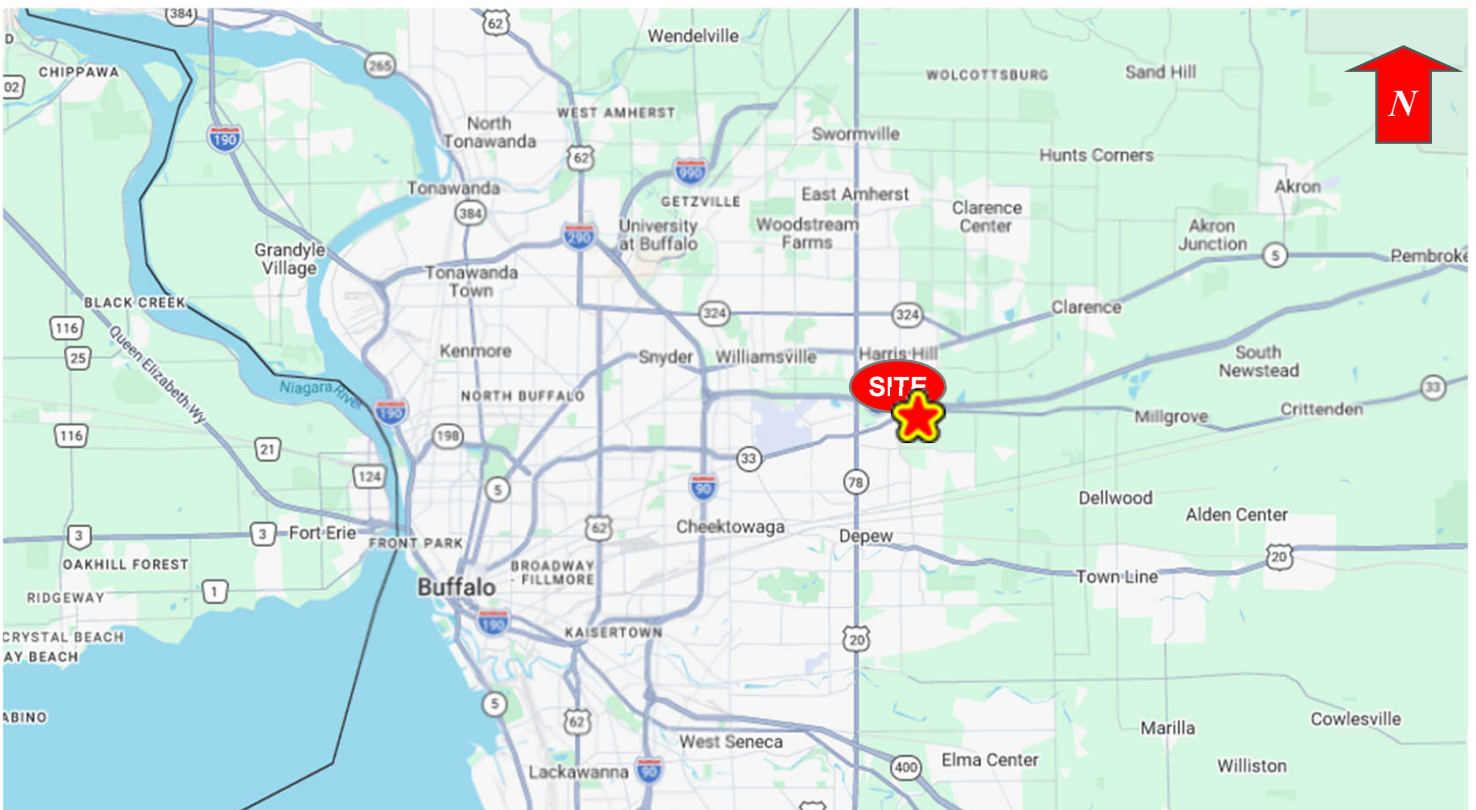
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Aerial



Location Map



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

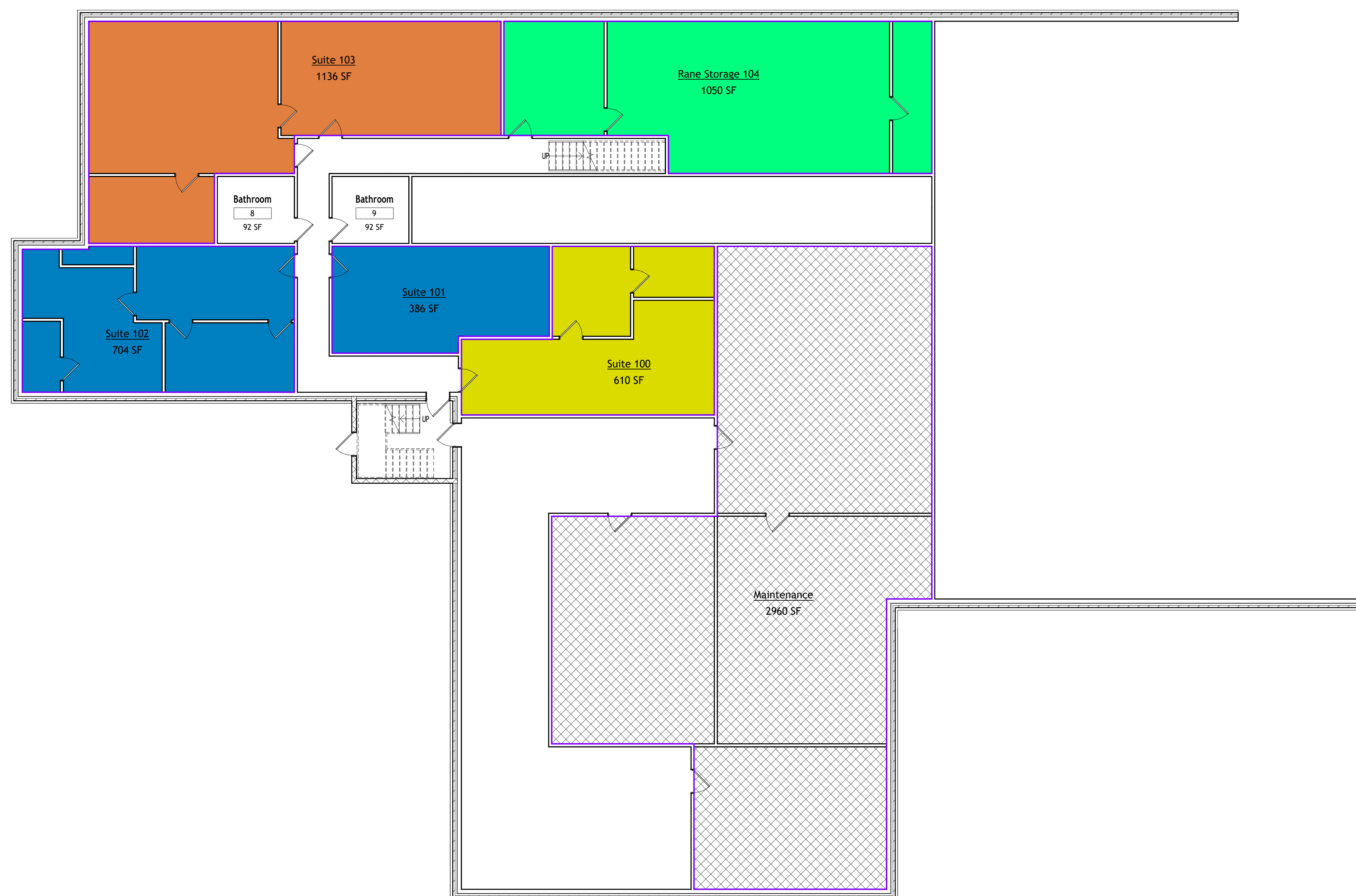
**5360 Genesee Street
Bowmansville, NY**



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Building Square Footage	
Name	Area
Lower Level	9981 SF
Main Level	27971 SF
Suite 207 Vacant	4170 SF
Third Level	3645 SF
	45766 SF

[illegible]

5360 Genesee St

Lower Level Area Plan

Project Number	Project Number
Date	8/13/2026
Drawn By	DN
Checked By	PT

EX-101

Scale	$1/8" = 1'-0"$
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① Lower Level Area Plan
1/8" = 1'-0"

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