

11,497 SF OFFICE FOR SALE / LEASE

BUILDING FEATURES	
Building Size	11,497 ± Sq. Ft.
Lot Size	0.72 ± Acres
Parking	Surface Lot
Zoning	C

Property Highlights

- Freestanding H.R. Keller professional office building for sale / lease
- Located at key Tonawanda intersection of Sheridan and Elmwood
- Open floor plan with some private offices
- Neighbors include multi-tenanted medical office building, dialysis clinic, 7-Eleven, proximate to Kenmore Mercy Hospital
- High density residential homes and multifamily
- Off-street parking
- Masonry construction
- Full, usable basement for storage
- Ideal for: general office, law or CPA firm, engineering firm, behavioral services, medical office, non-profit human services

For more information, contact:

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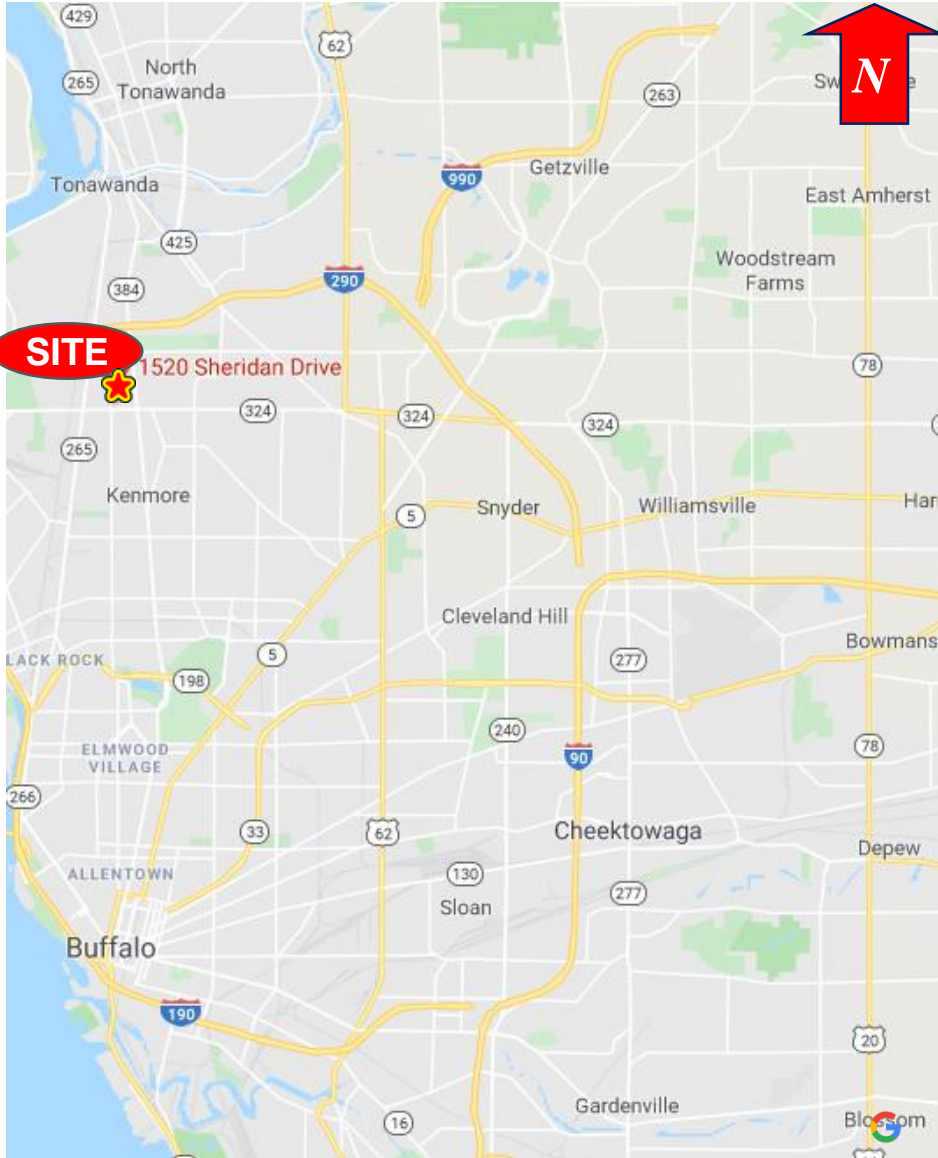
FREESTANDING PROFESSIONAL OFFICE

PRICE REDUCED!!!

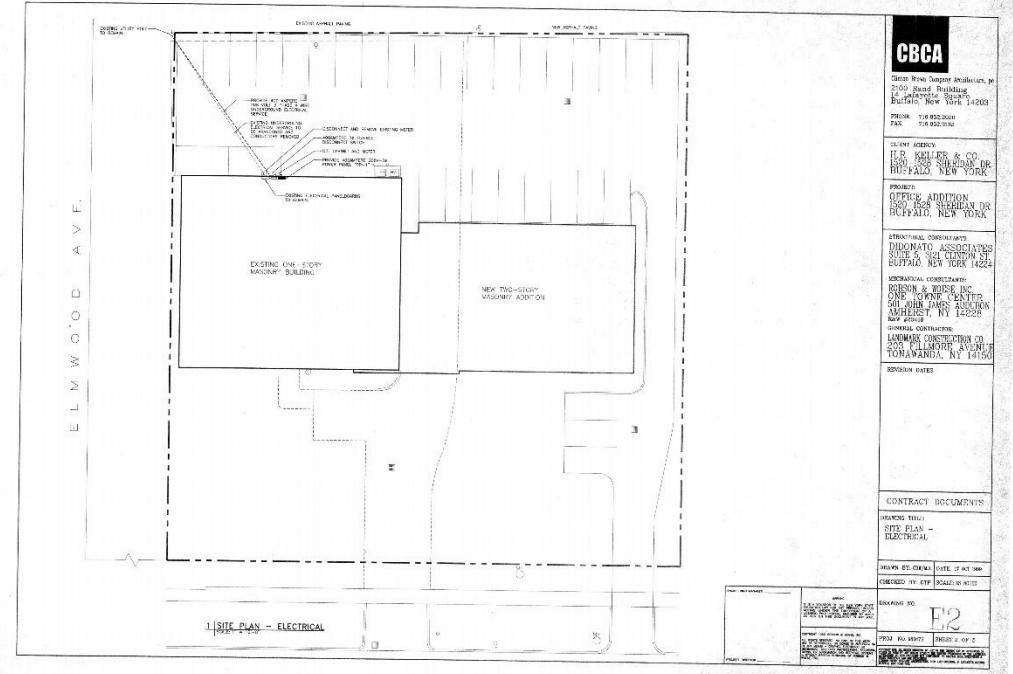


DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	17,446	129,170	296,521
Average Household Income	\$69,555	\$67,014	\$67,478

FOR SALE / LEASE
1520 Sheridan Drive
 Tonawanda, New York



Location Map



Site Plan / Aerial