



Medical Condo For Sale or Lease

# 1301 North Forest Road Williamsville, NY

Medical Office / For Sale or Lease

## 1,475 ± SF MEDICAL OFFICE CONDO AVAILABLE

### BUILDING FEATURES

Total Available	1,475 ± Sq. Ft
Parking	On-Site
Zoning	OB

### Property Highlights

- 1,475 ± SF of medical condo space for sale or lease
- Can be turned into general office
- Four (4) exam rooms plus a break room that could be converted into a fifth
- Two in-suite bathrooms
- Parking available on-site
- Door for doctor and employee entrance in back of condo
- Furniture to stay for tenant's use
- Prominent location on the corner of North Forest and Maple Road
- Near numerous local amenities and restaurants
- Ideal For: Single medical or healthcare practitioners, large companies seeking satellite office, conversion to general office: attorneys, CPAs, and other professional uses



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	9,248	87,141	237,233
Average Household Income	\$110,880	106,364	\$90,813



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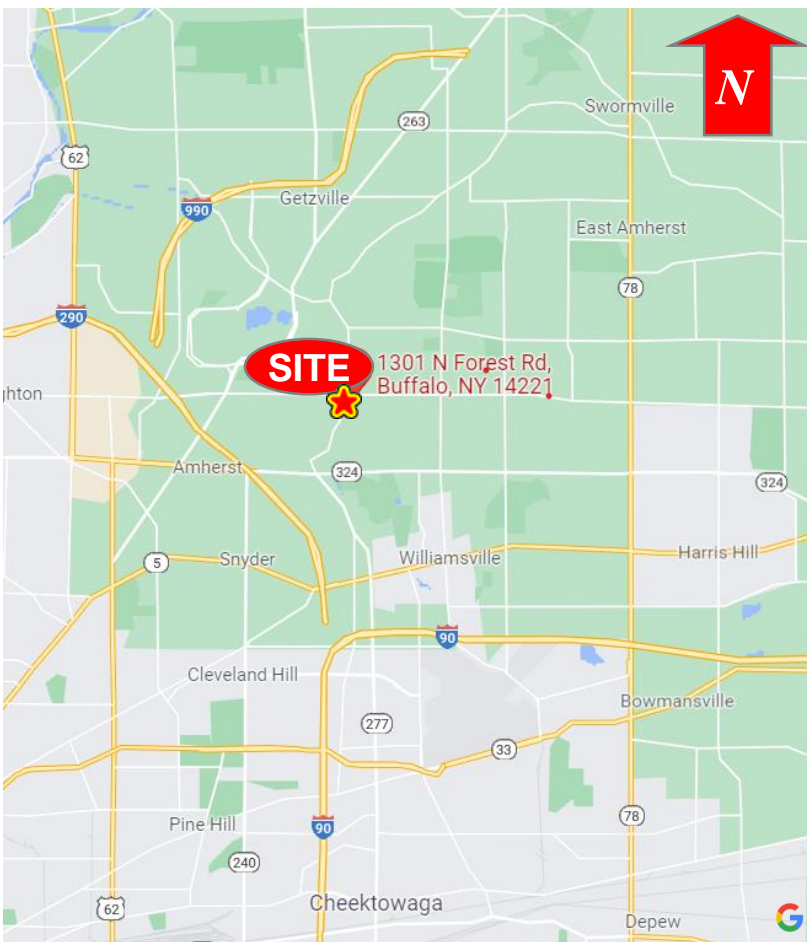


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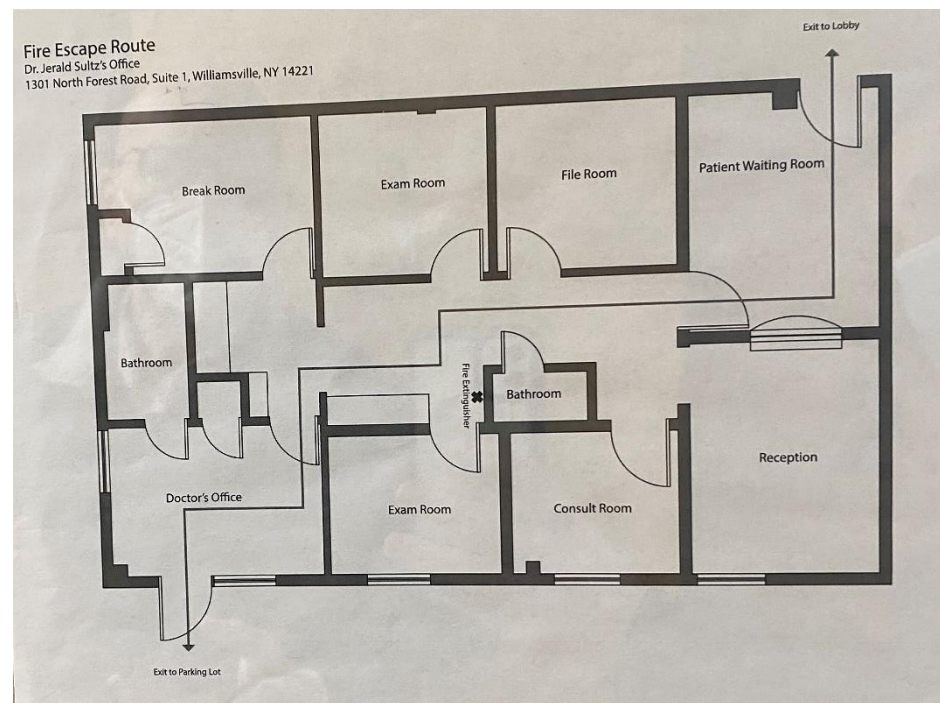
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### Williamsville, NY

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Location Map



Floor Plan

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Interior Photos

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