



2810 Sweet Home Road

Amherst, NY

Office Building For Sale

10,500 ± SQ. FT. OF FREE-STANDING OFFICE SPACE FOR SALE

BUILDING FEATURES

Total Building Size	10,500 ± Sq. Ft.
Lot Size	.24 ± Acres
Parking	Surface Lot

Property Highlights

- Free-standing office building for sale
- 10,500 ± Sq. Ft. building
- Ample parking on-site via surface lot
- Building space features include reception area, conference room, breakout room and individual offices varying in size
- Proximate to University at Buffalo North Campus and Niagara Falls Boulevard
- Five-minute drive to I-990 North
- Located near Northpointe Commerce Park
- Many area amenities nearby including restaurants, grocery shopping, fast food, and retail stores
- Ideal for: Professional office users, financial services firm, remote work



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	7,591	56,046	172,451
Average Household Income	\$90,132	\$97,290	\$101,700



NICK KIEFFER / Real Estate Salesperson / nkieffer@pyramidbrokerage.com / +1 716 852 7500 x 106

14 Lafayette Square
Suite 1900
Buffalo, NY 14203
+1 716 852 7500

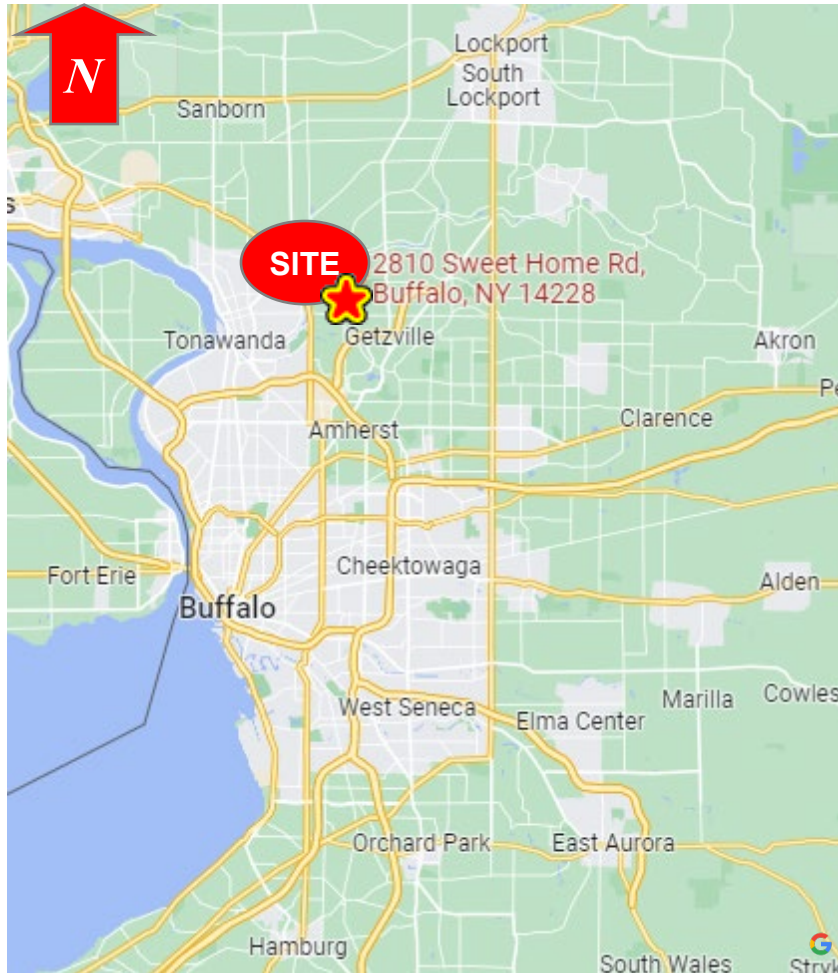
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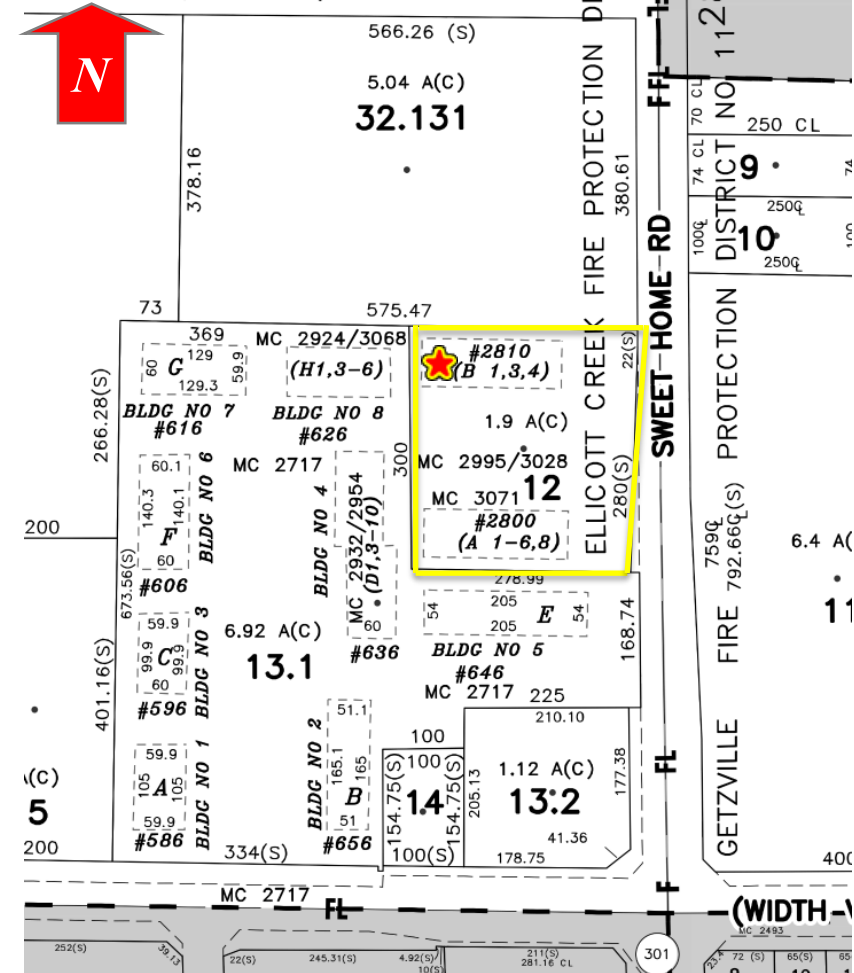
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Location Map



Tax Map

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Pyramid Brokerage Company

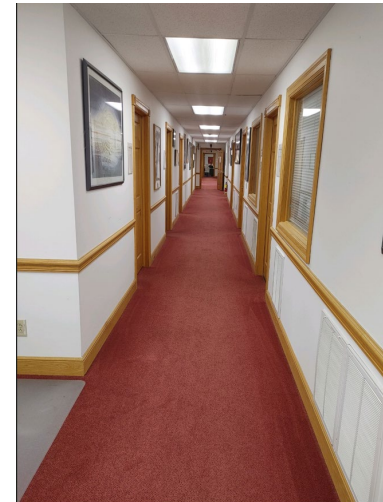
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Aerial



Property Photos



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