

Office Building For Sale
9825 Main Street
Clarence, New York



6,245 $\pm$ Sq. Ft. Freestanding Office Building
For Sale

Building Features

Building Size	6,245 $\pm$ Sq. Ft.
Lot Size (to be subdivided)	.80 $\pm$ Acres
Parking	On-site

Property Highlights

- Freestanding brick building for sale in Clarence, NY
- This 6,245 $\pm$ SF space has been completely gutted and is ready for build-out
- Clear-span construction
- Building includes 3-bay garage which can be used for storage or converted to office space
- 3-phase electrical service
- Located minutes from Route 290
- 6.75-mile drive to Peace Bridge, & 14-mile drive to Rainbow Bridge
- Many area amenities nearby including restaurants, grocery shopping, fast food, retail stores
- Ideal for: Professional or Medical Office, Fitness Center/Physical Therapy, Conversion to Restaurant/Brewery

Contact

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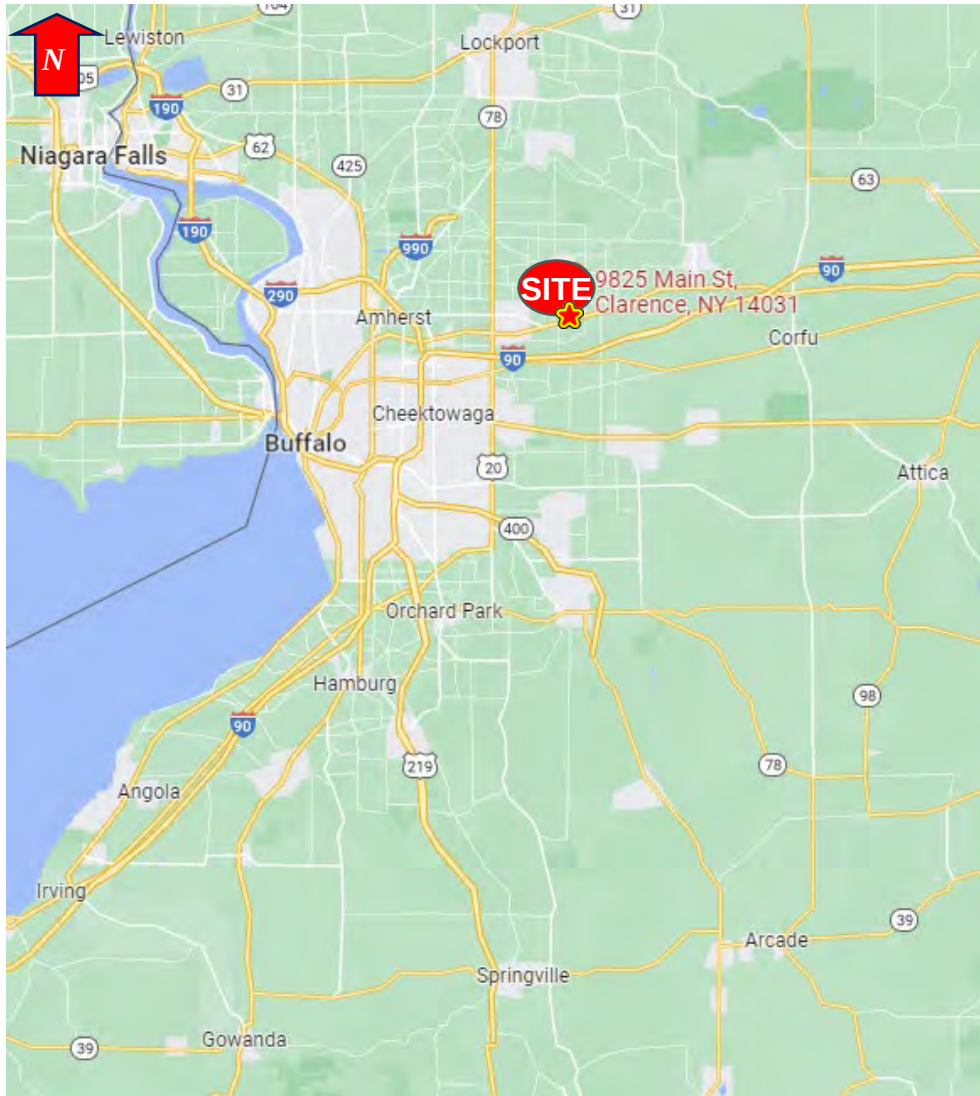
Former Police Barracks Building For Sale



Demographics	1 Mile	3 Miles	5 Miles
Population	2,652	17,408	60,838
Average H.H. Income	\$143,969	\$147,012	\$143,182

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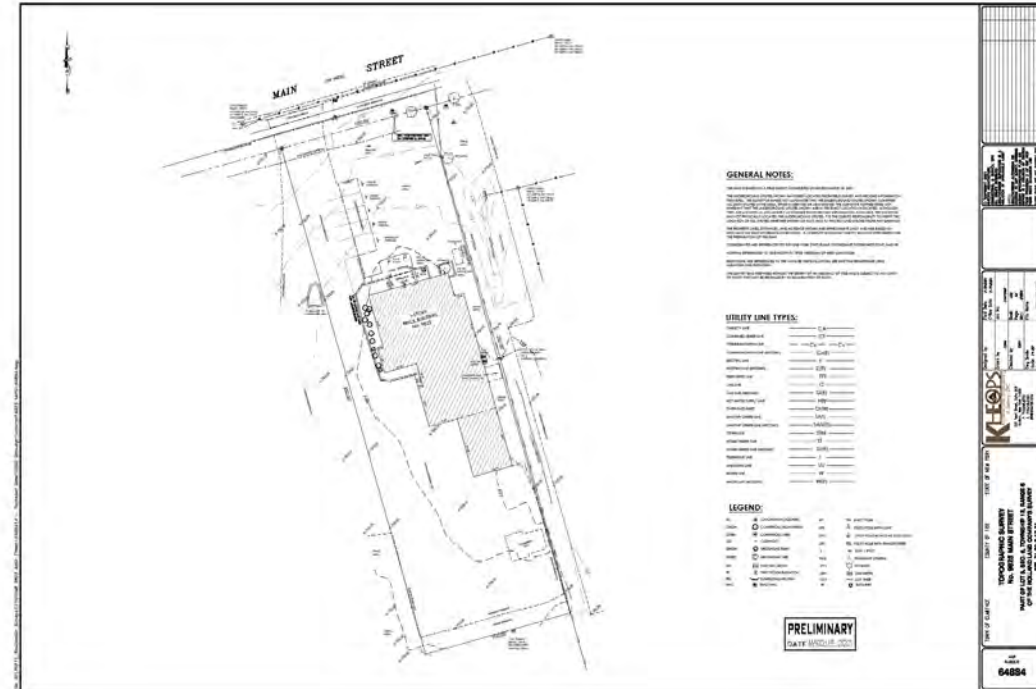
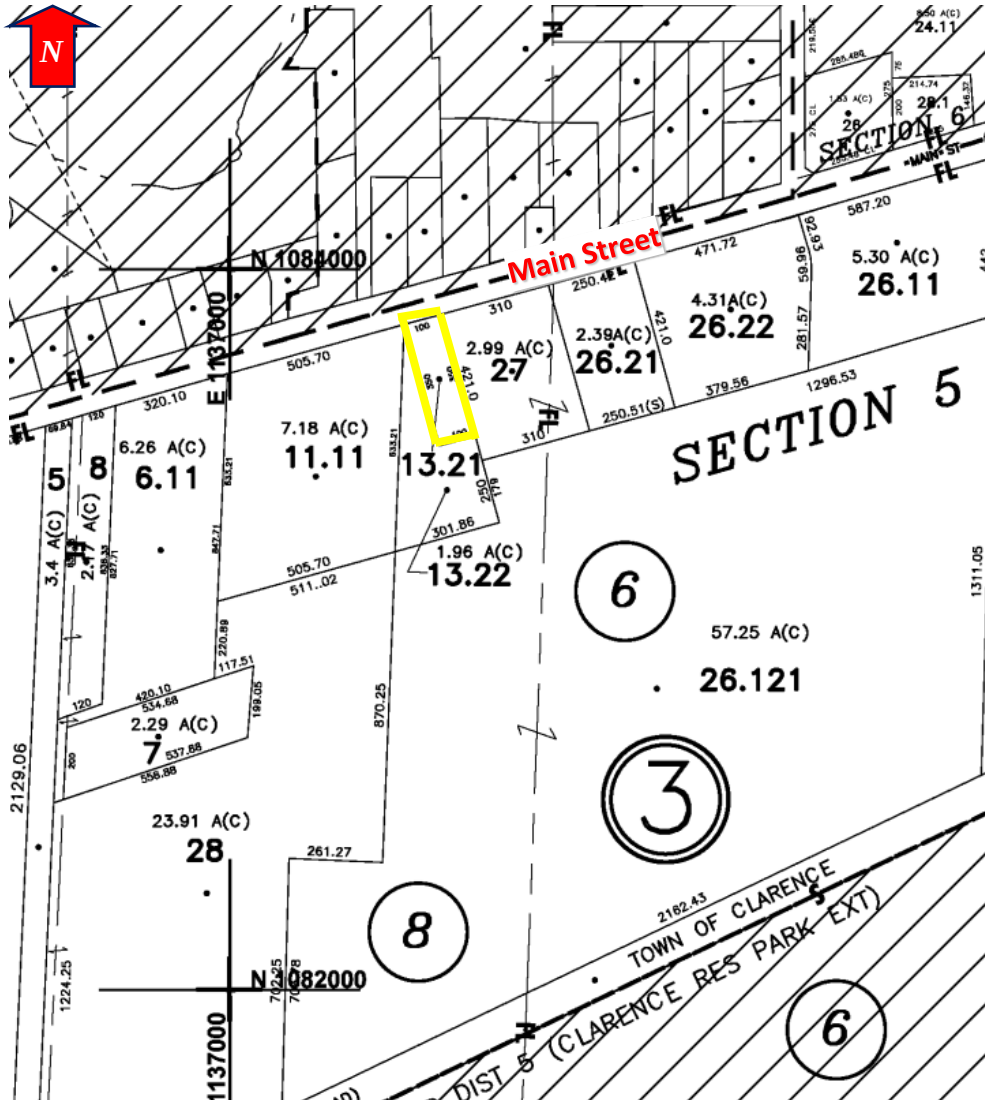


Location Map



Aerial

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Survey

Tax Map