



FOR SALE OR LEASE

231 East Avenue
Albion, NY

130,000 $\pm$ Sq. Ft.

**MOVE-IN READY
CALL CENTER**

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TURNKEY CALL CENTER FOR SALE OR LEASE

231 East Avenue

Albion, NY



Property Highlights

- 130,000 ± Sq. Ft. Call Center Available For Sale or Lease
- Two-Story Building
- Potential Full-Service Cafeteria and 5 Break Rooms
- Solar Panel provides source of Green Energy
- Multiple Server Rooms with Uninterrupted Power Service
- Spacious Training Rooms & Conference Rooms Located on Each Floor
- Loading Docks and access to 900 parking spots
- Newly Sealed Parking with LED Lighting
- Building Features Low Ceiling Heights to Reduce Echo and White Noise Speakers within Enclosed Offices
- Centrally Located on East Avenue in Albion, NY
- Ideal For: Call Center, Back Office Operation, or Corporate Headquarters
- All Furniture & Fixtures Included

Demographics	1 Mile	3 Miles	5 Miles
Population	5,025	9,299	12,018
Average H.H. Income	\$65,658	\$64,732	\$66,777



Village Of Albion Call Center



* Mini-market is vendor equipment

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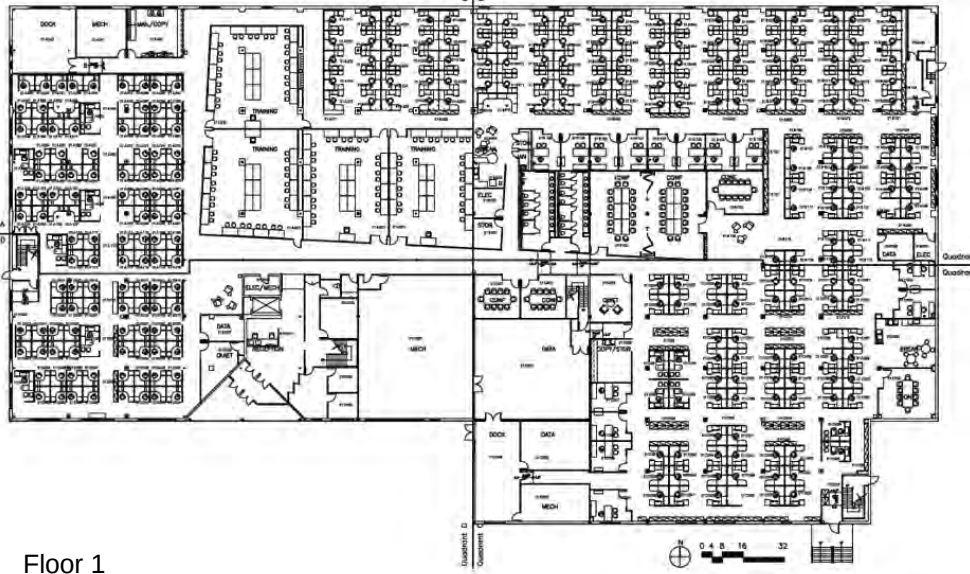
Location Map



Tax Map

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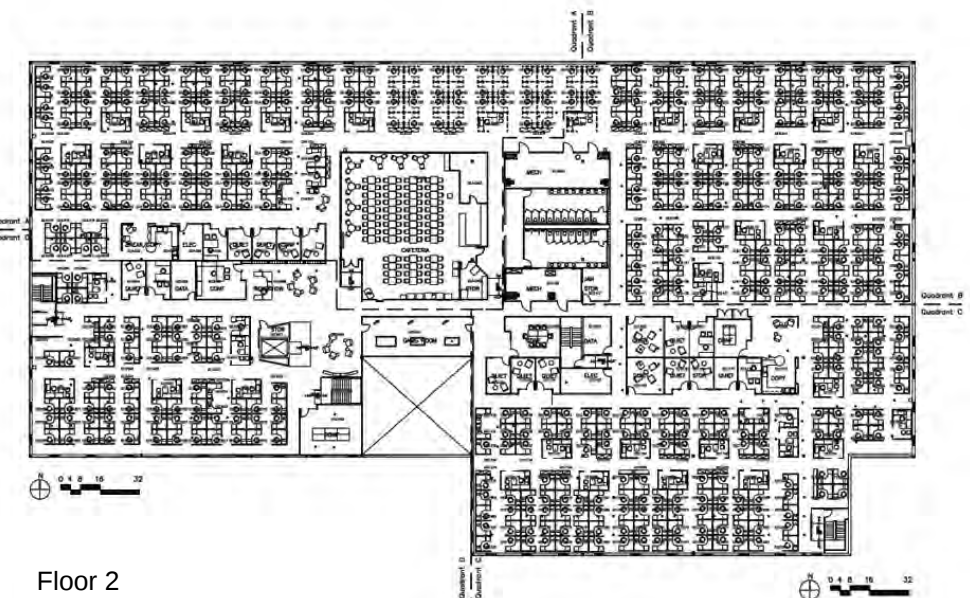
Floor 1



Front Elevation



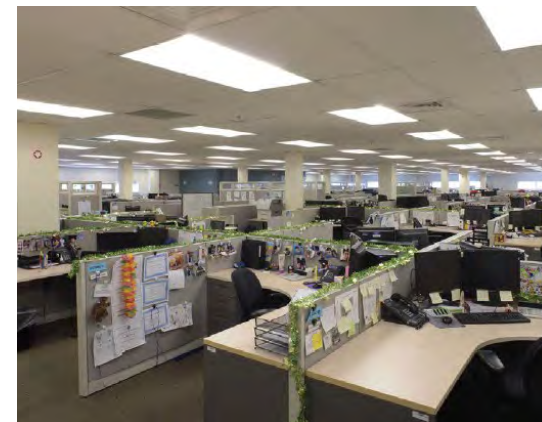
Training Room



Floor 2



Copy Mail Room



Workstations