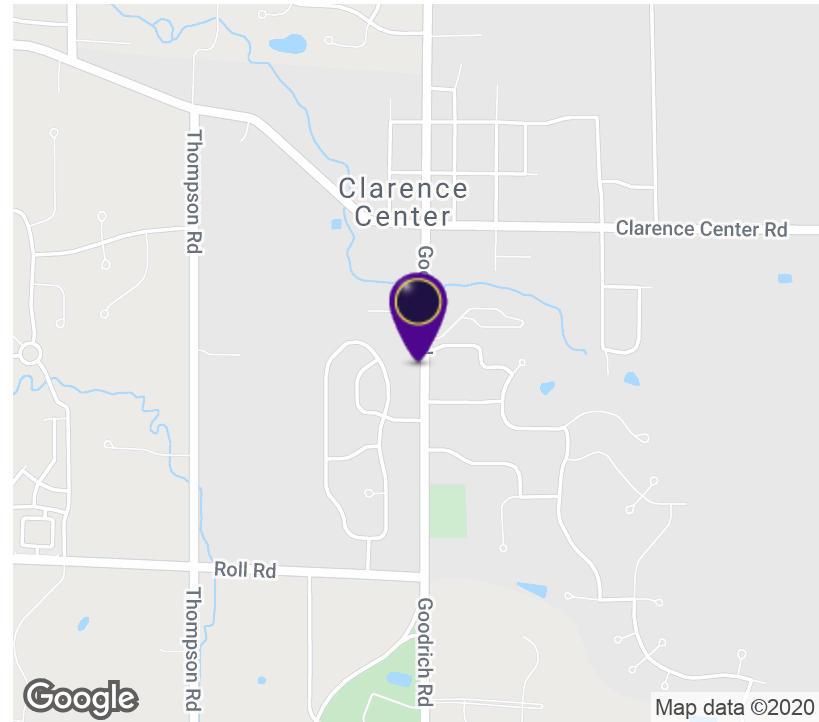


# Daycare/Office Building

5840 Goodrich , Clarence Center, NY 14032



## OFFERING SUMMARY

Sale Price:	Call For More Details
Available SF:	5,790 SF
Lease Rate:	\$4,950.00 per month (Gross)
Lot Size:	0.71 Acres
Building Size:	5,790 SF
Price / SF:	-

## PROPERTY OVERVIEW

Former daycare/office building consisting of 3,350 +/- SF on the first floor. Ample parking for 33+/- spaces. Building was completely remodeled recently. The space is ideal for offices. Lot size 112' x 305'. Taxes are \$9,800+/- per year. Completely finished basement consisting of approximately 2,440+/- SF that can be used as additional office space. The basement has two means of ingress and egress and ADA bathroom. Excellent space for any type of professional or medical uses.

## LOCATION OVERVIEW

Approximately 3 miles east of Transit Road. 1/4 mile north on Goodrich Road, between Roll Road and Goodrich Road. Minutes from Clarence Town Hall, Library, and Town Park.

## PROPERTY HIGHLIGHTS

- Must See To Appreciate
- Great Location
- Like New Condition
- Handicap Accessible
- Plenty Of Parking



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ADDITIONAL PHOTOS

# Daycare/Office Building

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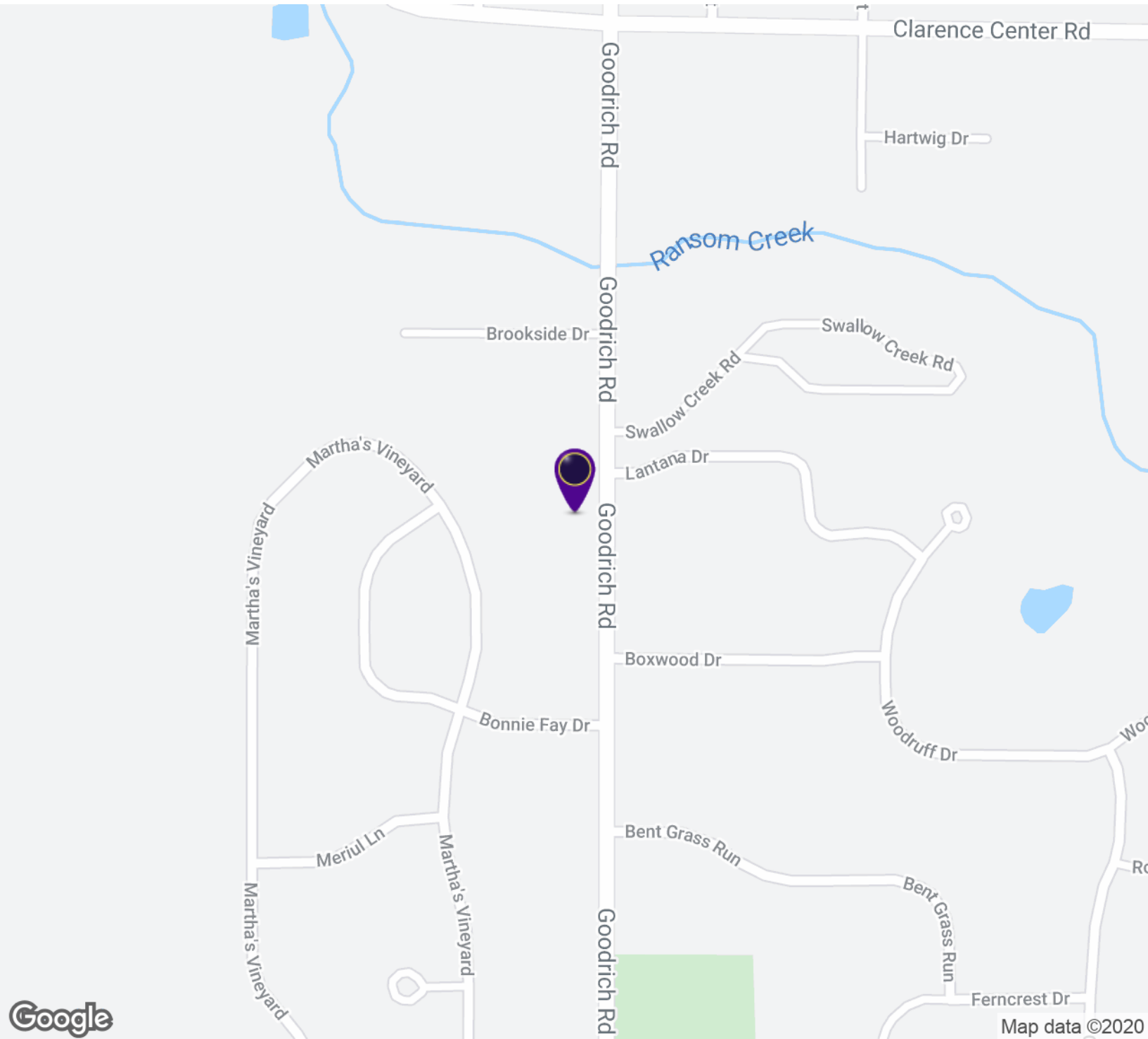


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Google

Map data ©2020

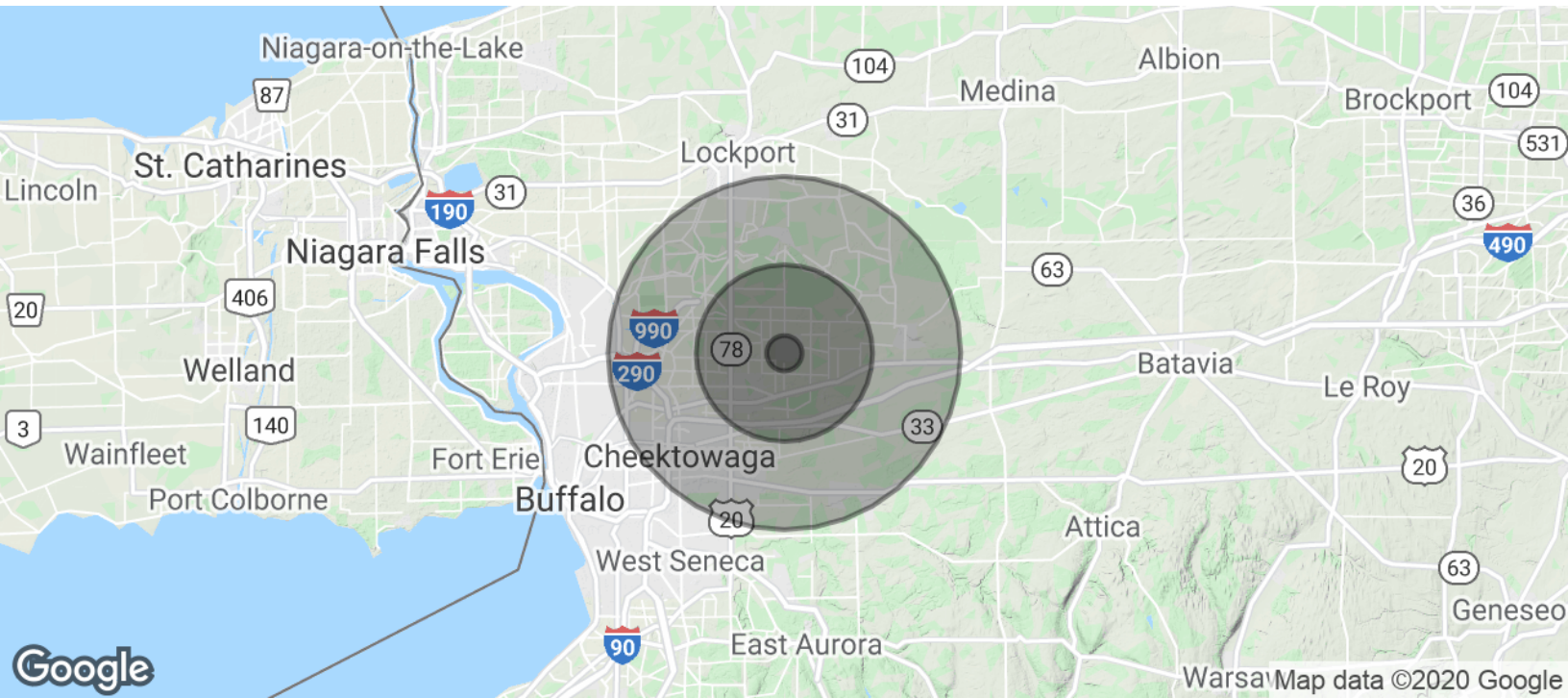


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# Daycare/Office Building

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,735	50,078	259,622
Average age	44.9	43.0	42.6
Average age (Male)	42.8	41.5	40.6
Average age (Female)	46.8	44.4	44.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	617	18,109	101,739
# of persons per HH	2.8	2.8	2.6
Average HH income	\$103,220	\$105,474	\$82,299
Average house value	\$252,202	\$250,991	\$182,524

\* Demographic data derived from 2010 US Census



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