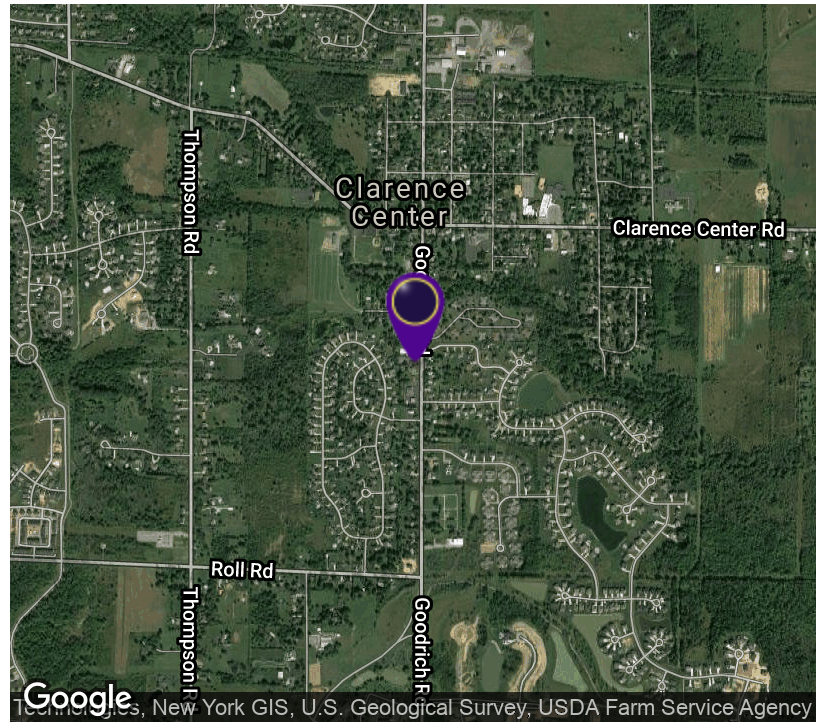


Daycare/Office Building

5840 Goodrich , Clarence Center, NY 14032



OFFERING SUMMARY

Available SF: 5,790 SF

Lease Rate: \$4,950.00 per month
(Gross)

Lot Size: 0.71 Acres

Building Size: 5,790 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



RICK RECCKIO
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ADDITIONAL PHOTOS

Daycare/Office Building

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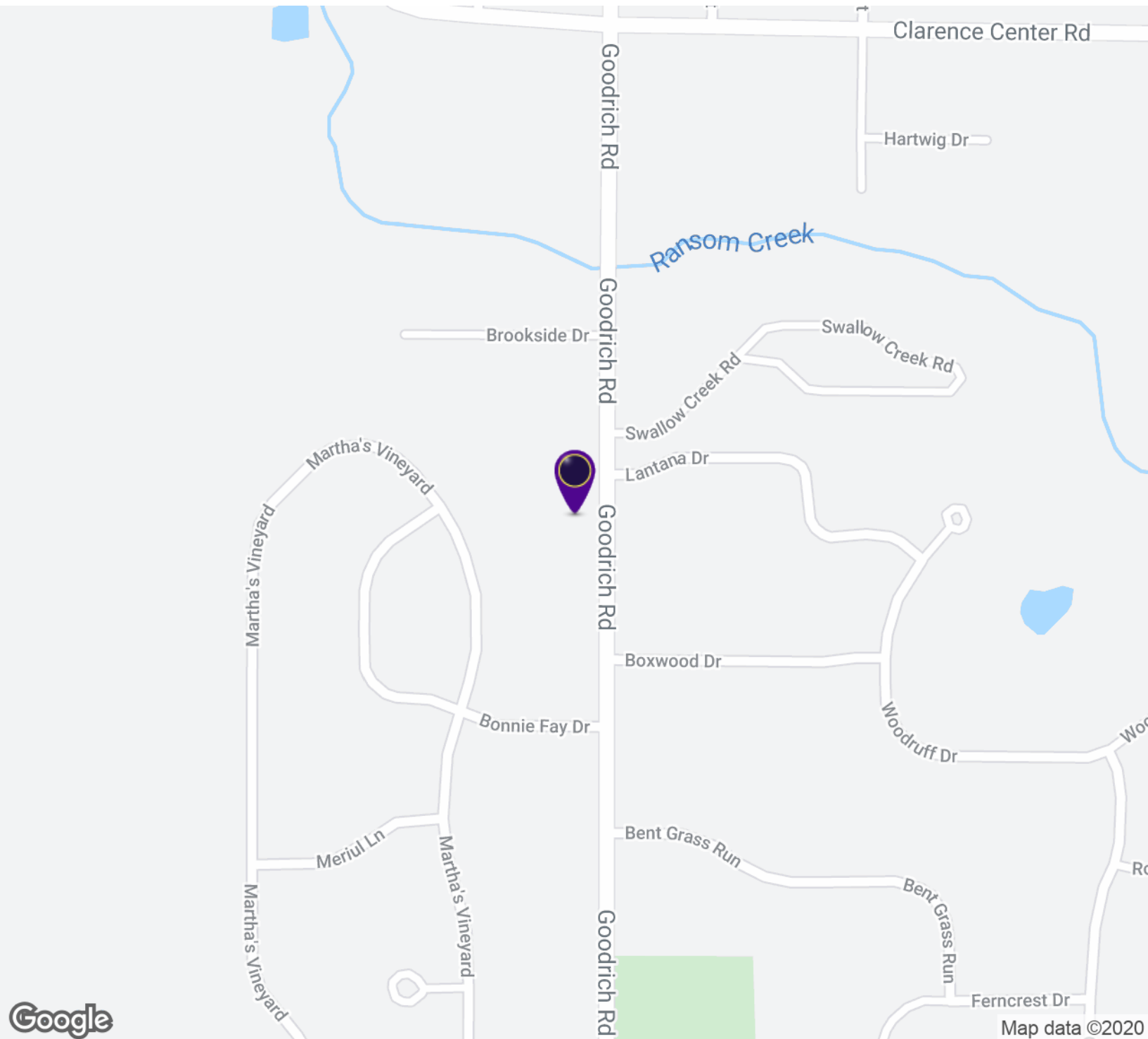
NY & PA Licensed Broker

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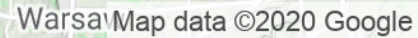


Map data ©2020



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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

Reckio
Real Estate & Development Inc.

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