

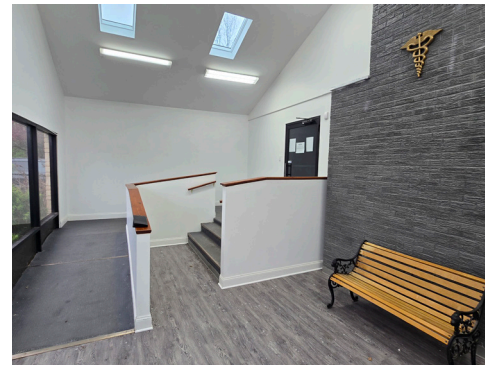
FOR SALE

3,228 SF Medical/ Professional Office Building On 1.4 acres 12655 Seneca Road, Irving, NY 14081



Property Highlights:

- Directly across from the New York Medical Center (NYMC) campus
- Immediate access to I-90 and 5 minutes to NYS Route 20
- Three private suites with common waiting area, one suite leased month-to-month
- Ideal for owner user who desires additional tenant income
- Metal roof in excellent condition
- Single story with partial basement
- Parking for 20+ vehicles
- 1.4 acre lot with storage building at rear



Conveniently located:

Nearby Destinations - Drive Time

Drive Time	Destination
1 min	I-90 Exit 58
3 min	Sunset Bay
5 min	Seneca Gaming & Entertainment
5 min	NYS Route 20
6 min	Silver Creek
12 min	Angola



Paula Blanchard

Real Estate Salesperson

C: 716.880.4815

PaulaBlanchard@HannaCRE.com



344 Delaware Ave, Suite 200, Buffalo, NY 14202

Tammy Hess Schmitt

Real Estate Salesperson

C: 716.679.8355

TammySchmitt@HowardHanna.com

HOWARD HANNA
HOLT REAL ESTATE



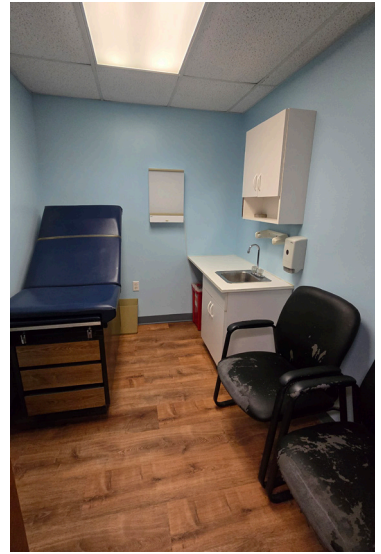
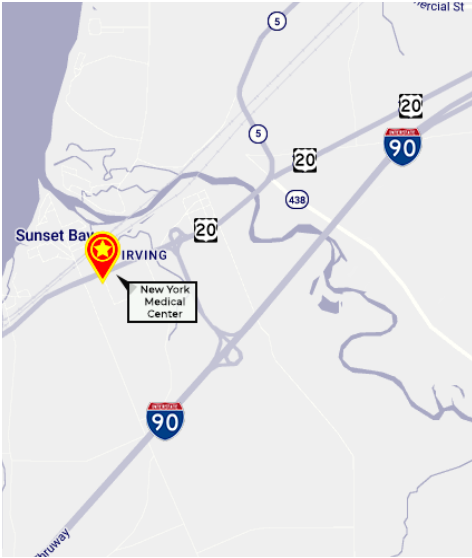
44 Temple St, Fredonia, NY 14063



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

FOR SALE

3,228 SF Medical/ Professional Office Building On 1.4 acres 12655 Seneca Road, Irving, NY 14081



Paula Blanchard

Real Estate Salesperson

C: 716.880.4815

PaulaBlanchard@HannaCRE.com



344 Delaware Ave, Suite 200, Buffalo, NY 14202

Tammy Hess Schmitt

Real Estate Salesperson

C: 716.679.8355

TammySchmitt@HowardHanna.com

HOWARD HANNA
HOLT REAL ESTATE



44 Temple St, Fredonia, NY 14063



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.