

**FOR LEASE  
OR SALE**

## Renovated Surgical Center

160 East Ave, Lockport, NY 14094




### **PROPERTY HIGHLIGHTS**

- Completely renovated surgical center
- Cost of Improvements made are over asking price
- Fully equipped to continue for surgery
- Almost 12,000SF on two floors with elevator
- Parking for approx 30 cars
- Located in an area of need for medical services
- Conveniently located in downtown Lockport on busy mixed use street
- Perfect for one user or can be multi tenant
- Entire first floor (5,500SF) available for lease. Built out for medical/surgical.
- Second floor suite (600SF) available for lease. Perfect for medical office user.
- Lease rate \$16 per SF/Yr. plus utilities
- Sale Price Reduced to \$999,000



**HANNA**  
COMMERCIAL REAL ESTATE  
344 Delaware Ave, Suite 200, Buffalo, NY 14202

 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.

**Gregory Zadrozny**  
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**David Doerr**  
Associate Real Estate Broker

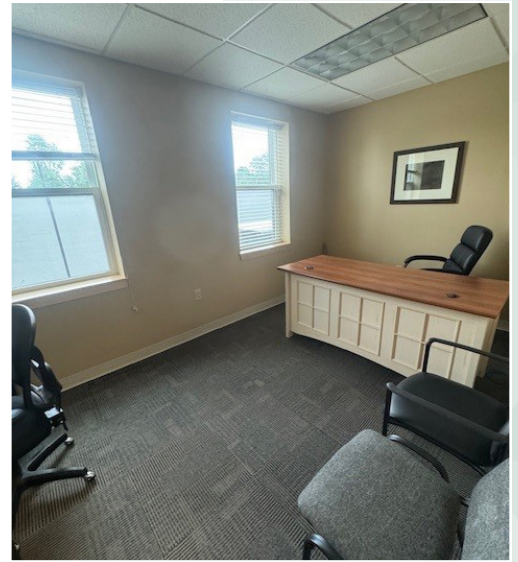
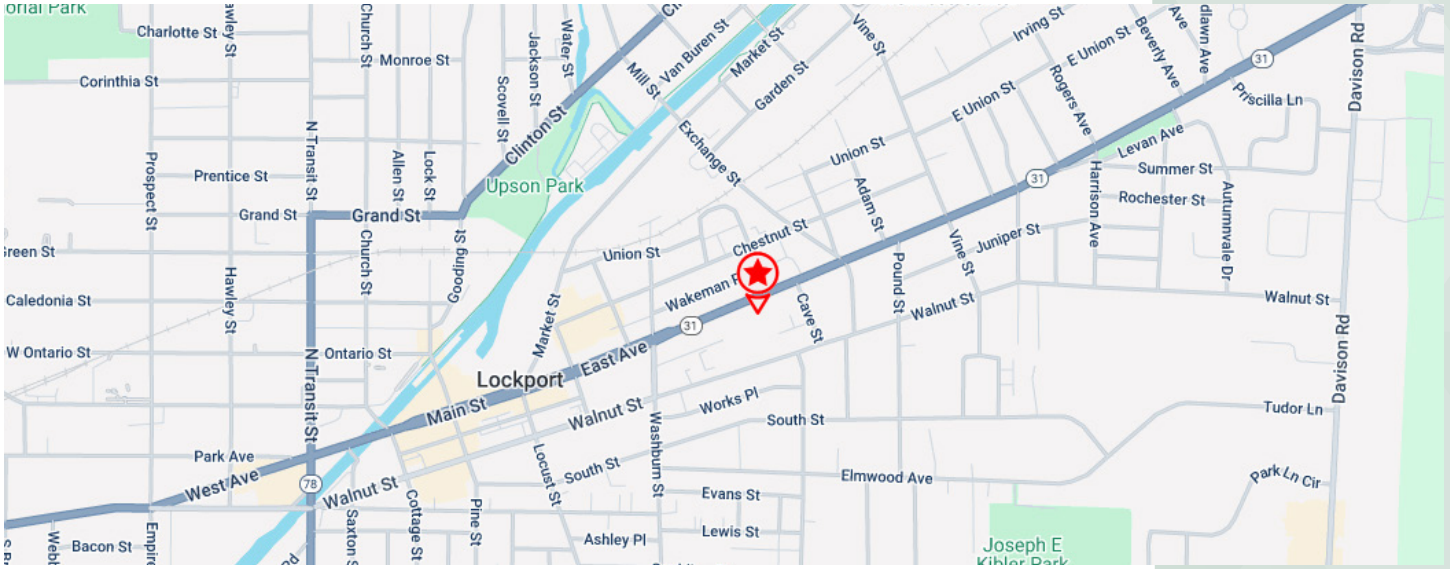
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