

FOR SALE OR LEASE | 6455 LAKE AVE, ORCHARD PARK, NY 14127  
14,943 SF INVESTMENT PROPERTY



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.

**Joseph Deck, SIOR**

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**Richard Wadsworth**

*Real Estate Salesperson*

C: 716.239.5764

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## PROPERTY HIGHLIGHTS:

- Cash-flowing investment property with stabilized income
- Recently remodeled 2nd floor office space
- Two residential apartments fully renovated within the past 3 years
- Additional upside potential on 2nd floor office suite
- Ideal for owner-user seeking in-place income plus personal office space
- New leases in place providing income stability
- Roof replaced approximately 3 years ago
- Rooftop HVAC units replaced approximately 4 years ago
- Excellent location in the Southtowns
- List Price \$1,150,000
- Lease Rate \$17 per SF/Yr., Full Service



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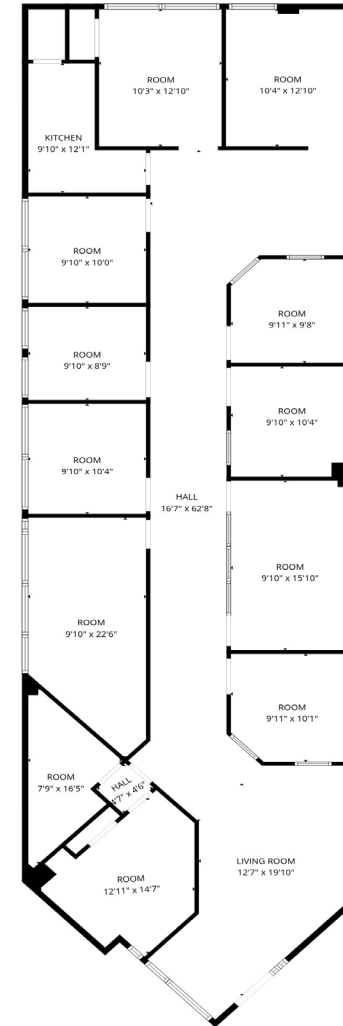
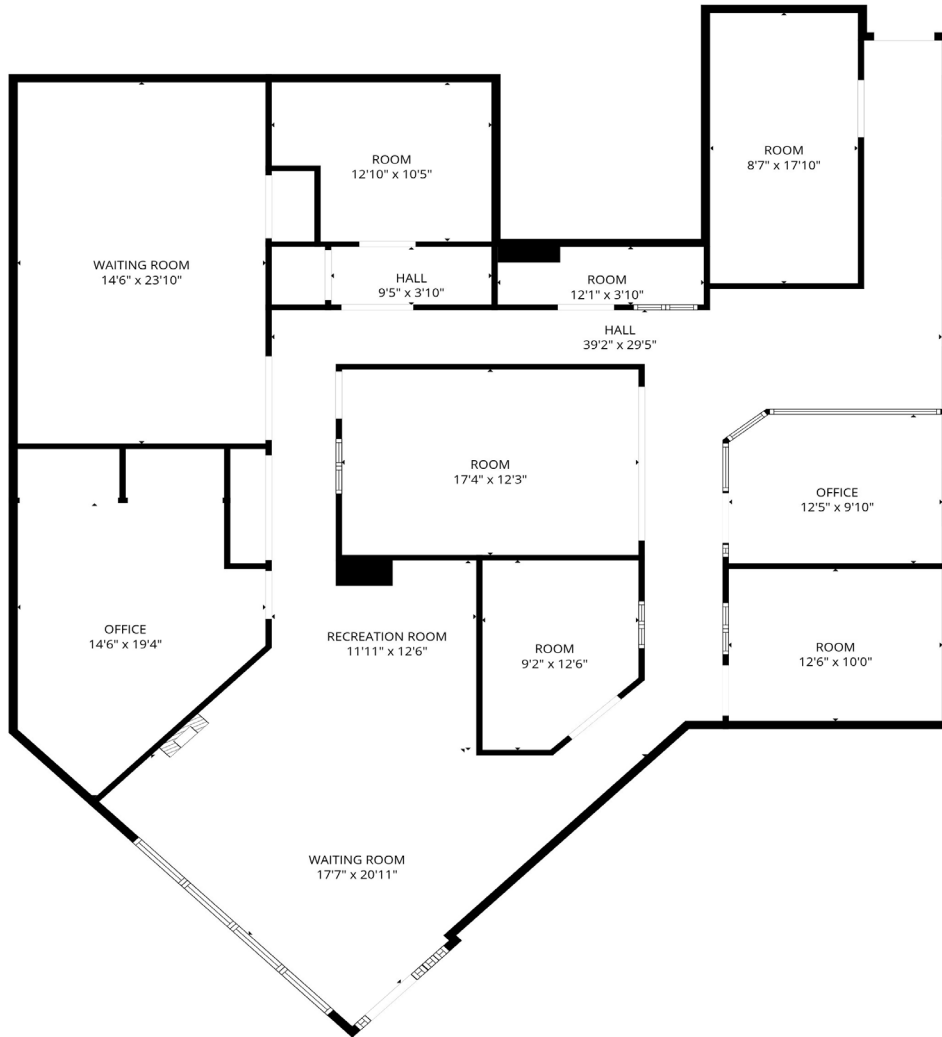
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