

650 ORCHARD PARK RD.

AVAILABLE FOR SALE

650 Orchard Park Rd., West Seneca, NY 14224

DESCRIPTION:

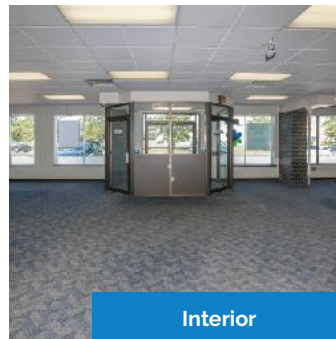
Diverse stand alone, single story building in the high traffic area of Orchard Park Road near Ridge Road in West Seneca, NY. This building is very versatile and can be used for retail, office or medical. Parking is dedicated and on site. The current open floor plan makes a build out transition easier. Access to I-90 is very simple and only 1/2 mile away. Located close to Seneca Street and the dense and growing commercial area. The site offers 135' of frontage along Orchard Park Road and is bordered by Cazenovia Creek along the back of the lot.



Building Entrance



Building Photo



Interior



Building Photo

- 5,760 SF
- \$13,581 Property Taxes
- Near I-90 and Rt. 219
- 12.828 AADT along Orchard Park Road.
- Zoning: C-2 commercial District.
- Former FedEx and Kinkos

Demographics (Drive Time)	5 min.	10 min.	15 min.
Total Population	33,647	139,131	304,179
Avg. Household Income	\$76,332	\$68,665	\$71,667



MAIN OFFICE:

501 John James Audubon Pkwy
Ste. 400
Amherst, NY 14228

For more Information or to schedule a tour call:

John McDonald – Leasing Manager

716.874.4880

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