

# FOR SALE

10325 Lockport Road  
Town of Niagara, NY



Stand alone *Class "A"* 4,600 square foot, two-story office building for sale. The interior finishes and build-out are nothing short of premier. The property's best continued use is as office space.



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# Entrance & Front Desk



The first floor provides a full-size fully equipped kitchen, elegantly appointed bath with shower stall, lots of offices many with mint condition built in desks and file cabinets and one with working wood-burning fireplace. Lots of windows including office to hallway windows for full ambient and natural light throughout. A built-in reception area at the entrance features a solid oak grand staircase to the second floor. The second floor has a large conference room with vaulted ceiling, a wall of windows, decorative lighting and double door entry to adjacent executive office.



# Hunt Commercial Real Estate





The entire interior has been freshly painted, all wood surfaces freshly varnished, new pecan wood floors laid, new carpeting installed throughout and ceramic tile in kitchen and baths.



## *Kitchen & Bath*



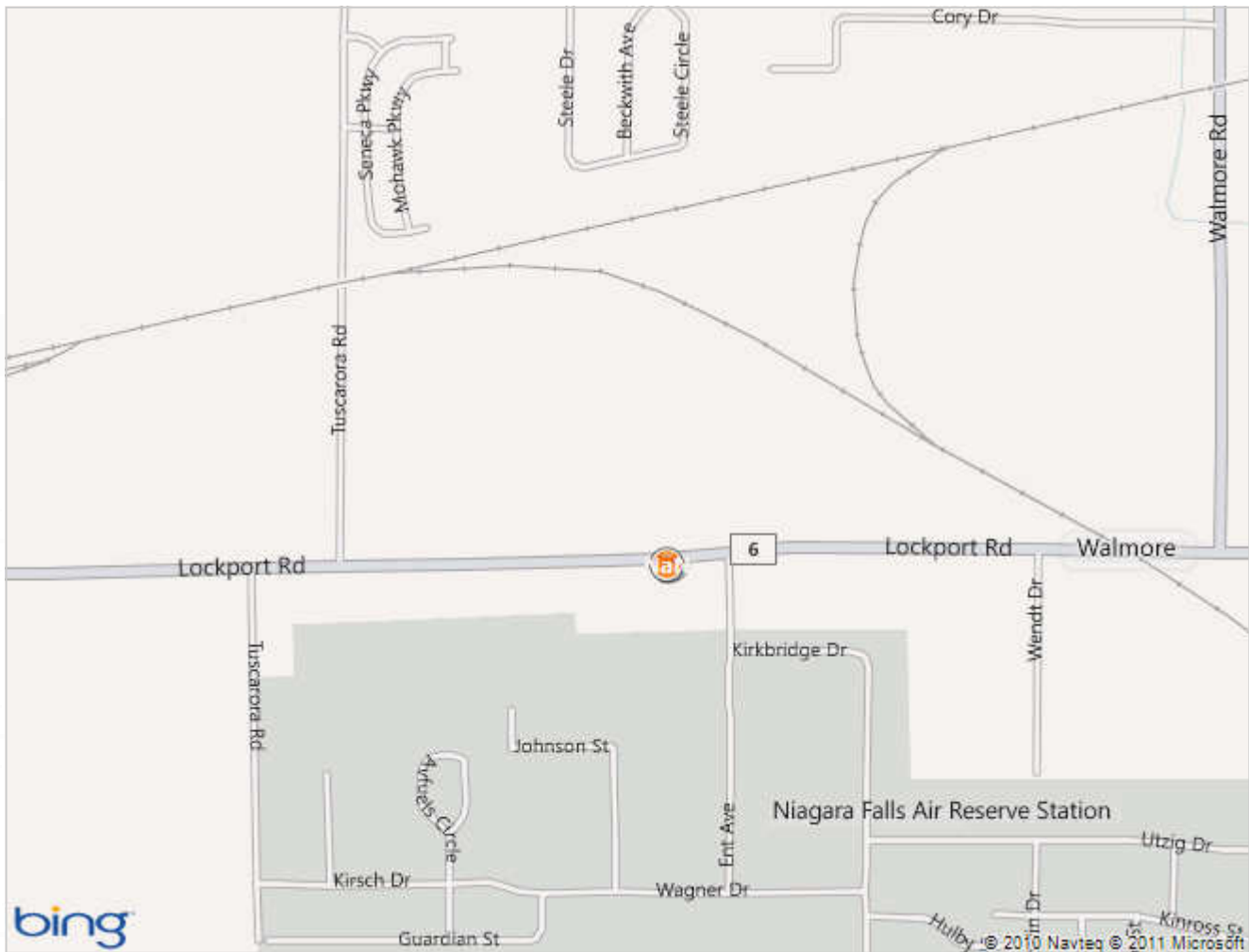
## *Office Space*





## Location

This property is situated on one of the most heavily traveled east west arterials in Niagara County within 3 miles of Niagara County's famous Outlet Mall, Niagara Falls' sites, the Rainbow Bridge to Canada and close to the ever growing Niagara Wine Trail.



**Web Site: [www.huntcommercial.com](http://www.huntcommercial.com)**

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