

FOR SALE

3383-3385 Harlem Road
Cheektowaga, NY 14225



12,800 ± SF Flex Building

SOLD!

Building Features	
Total Building Size	12,800 ± Sq. Ft.
Lot Size	0.79 ± Acres
Zoning	C

Property Highlights

- Suitable for retail businesses, light distribution, or a variety of office uses
- Two addresses (3385 & 3383) with the ability to separate the spaces and generate income from one side
 - Main showroom: 7,000 ± SF
 - 3383 Harlem: 3,000 ± SF
 - 3385 Harlem (main warehouse): 2,500 ± SF
- Features two (2) ADA bathrooms, office space, and a lunch room
- Offers 33 on-site parking spots
- Pylon sign in front of the building
- Warehouse space is 13' clear height
- Equipped with one (1) truck dock
- Proximate to Kensington Expressway
- Situated near a variety of local amenities and restaurants
- Ideal for: retail users, insurance and financial services, healthcare users, light distribution, technical services, credit union, community services, adult or child day care, and behavioral health



Demographics	1 Mile	3 Miles	5 Miles
Population	14,589	144,840	346,952
Average H.H. Income	\$69,948	\$76,059	\$81,641

Source: ESRI Business Analyst 2023

Contact

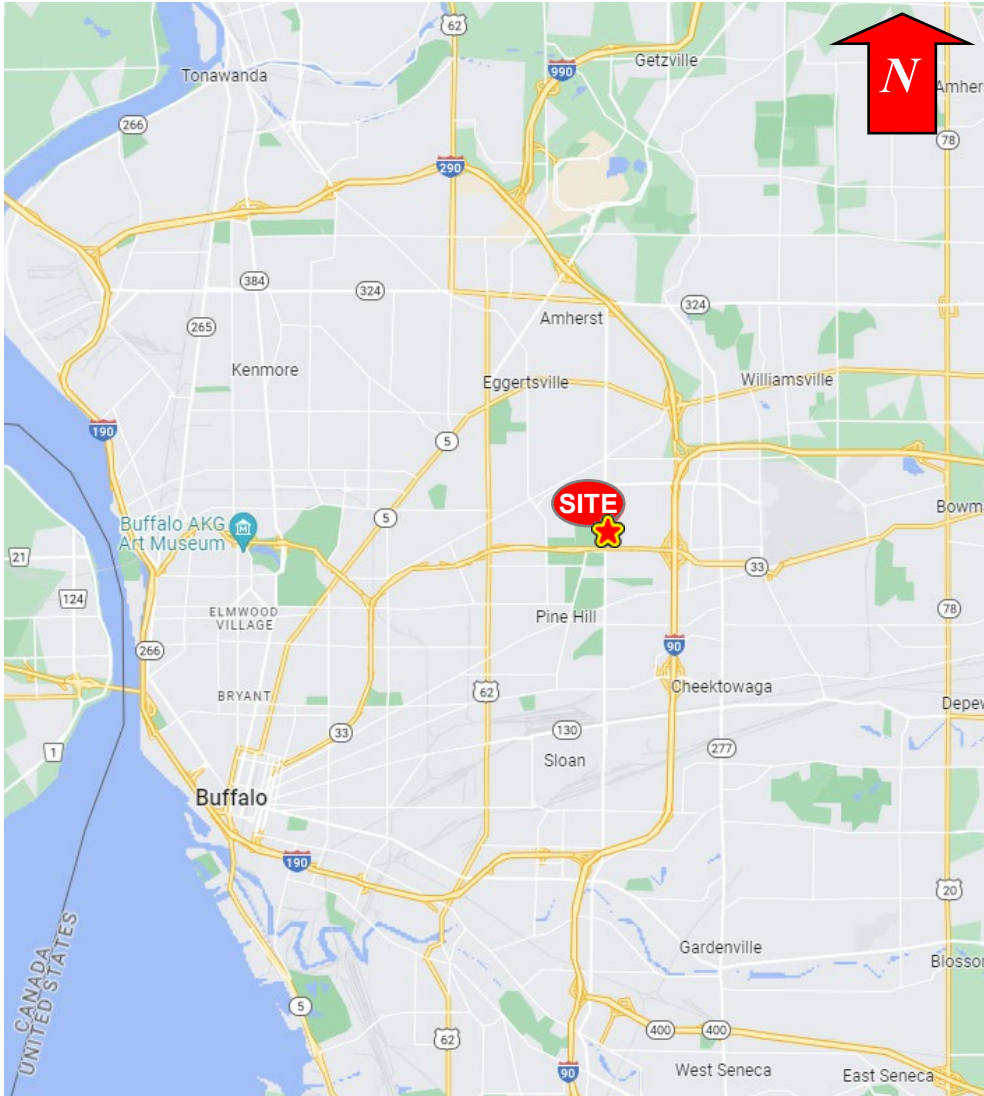
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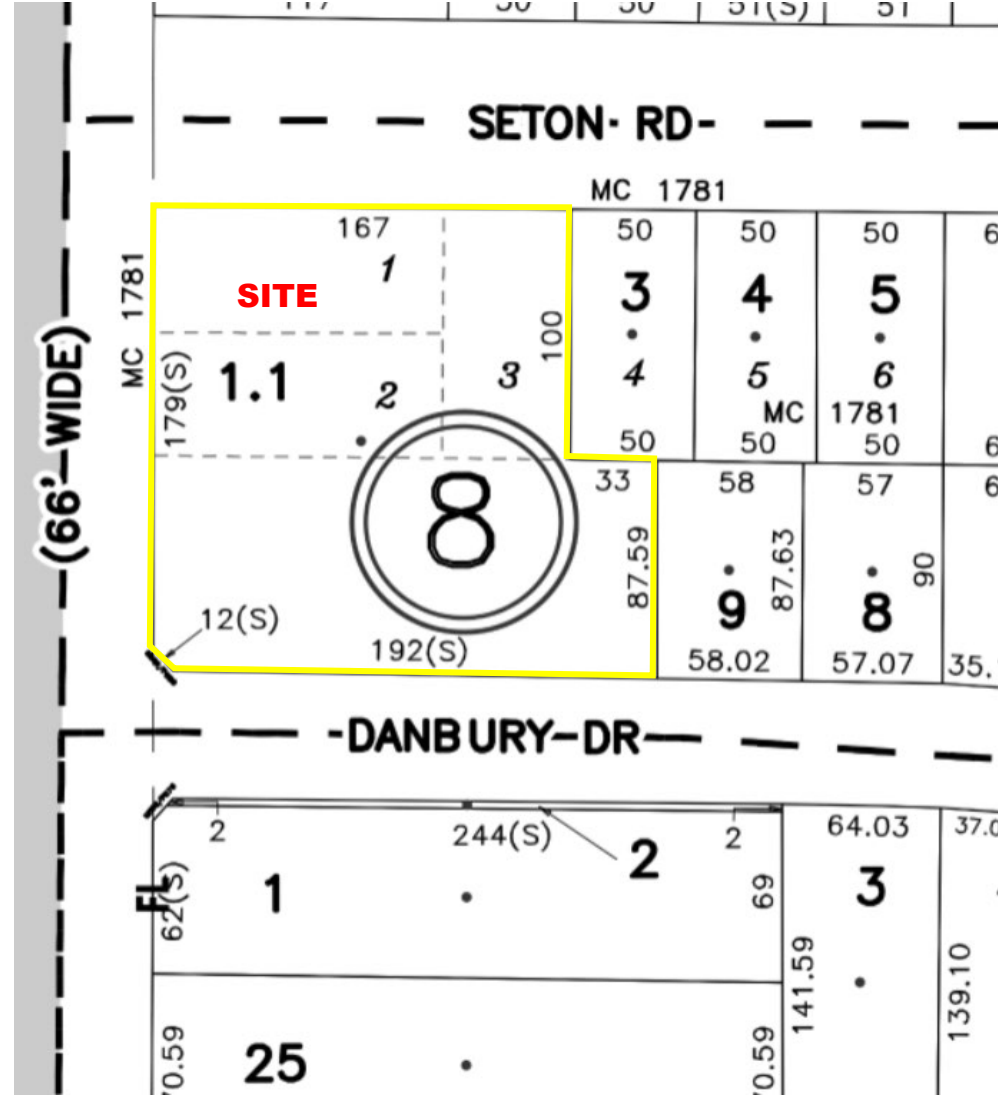
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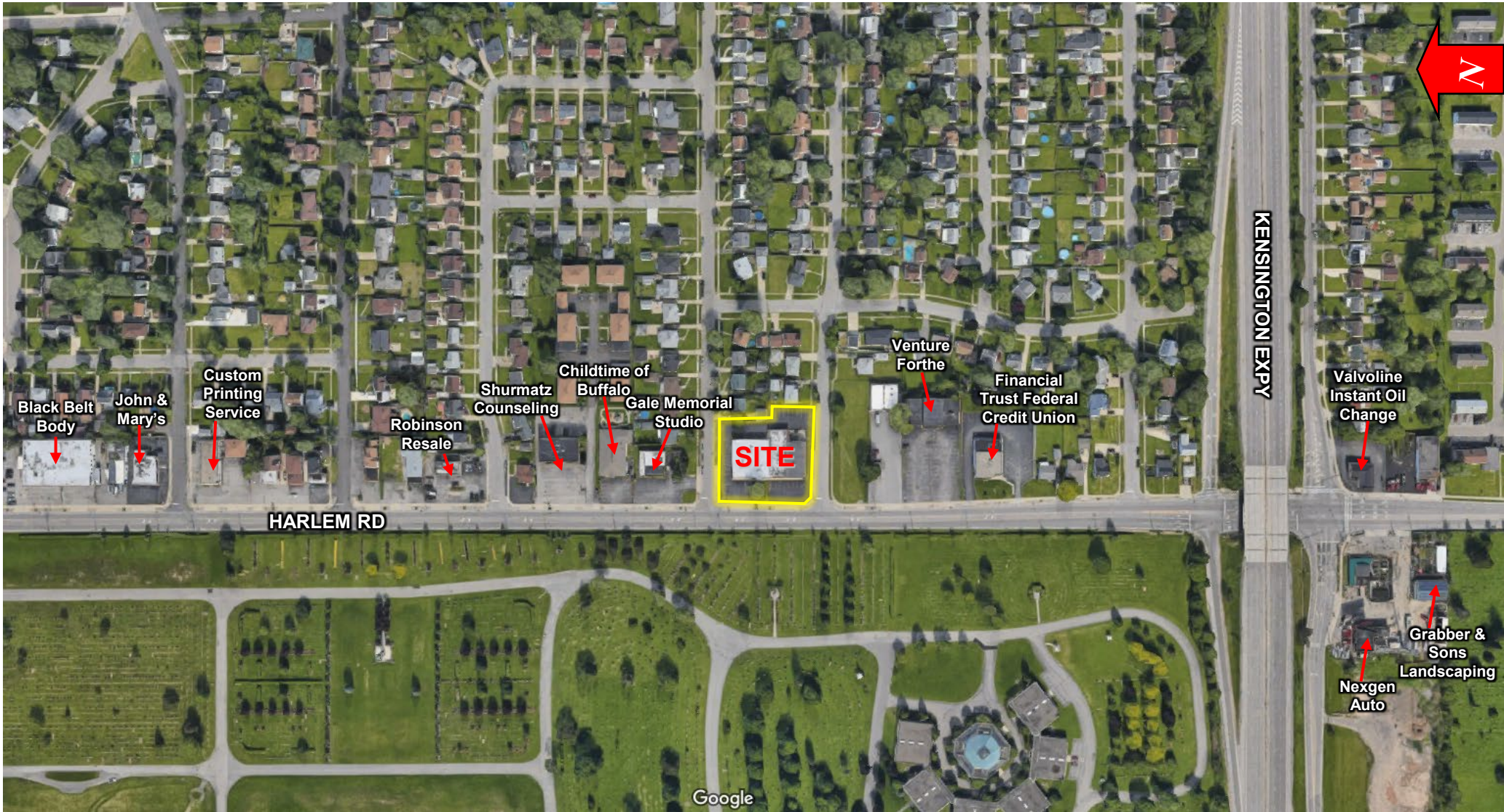
Location Map



Tax Map

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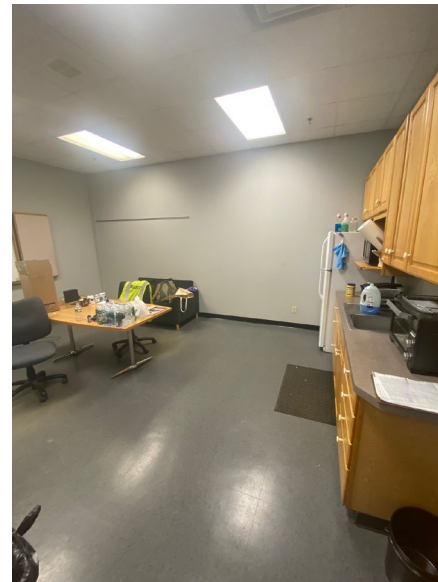
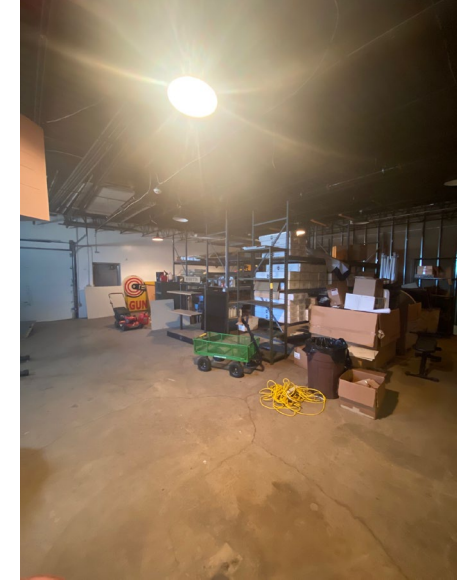
Aerial

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Property Photos

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