



1150 YOUNGS ROAD

BUFFALO, NY

OUR ROLE:

Brokerage

SIZE:

51,000 SF

PROJECT DESCRIPTION:

McGuire was the exclusive for sale broker of record for this 51,000 SF fully occupied medical office building. The client initially found the listing on our loopnet account, and began discussions of financials of the building with gathering: rent rolls, income expense statements and tax returns. Our team reviewed and presented our findings to the client with a smooth transition interdepartmentally. McGuire Development offers a magnitude of internal full service steps such as: legal expertise, letters of intent, property management team, economic projections, in-house underwriting, accounting, analyzing the impact of the sale to the individual buyer and tax consequences.

RESULTS:

1150 Youngs Road was sold for \$7.7 Million in July of 2018 to a REal Estate Investment Trust out of Toronto, Canada. The REIT group was attracted to the site because of the close proximity to a local hospital, supporting the medically focused tenants. Our broker Vito Picone represented the seller and facilitated the complex deal.