

For Sale

2450 Walden Ave
Cheektowaga, NY 14225

For more info please contact:

Chadd Soto

(716) 829-1562

csoto@mcguiredevelopment.com

www.mcguiredevelopment.com



Centrally Located Unique Space in Commercial District Available!

- 17,500 SF Available of Stand Alone Industrial Mixed Use Space
- Site on 3.76 Acres, Ample Parking Available
- Space Includes Expansive Kitchen, Banquet, Meeting Hall and Lounge Rooms
- 5 Private Offices, Entrance Hall/Lobby with Coat Room, Storage Area with Overhead Door

WE ARE MORE THAN TRANSACTION FACILITATORS

Our focus is **CLIENT ADVOCACY**- always delivering the highest value to our clients

McGuireDevelopment Co

455 Cayuga Road, Suite 100, Buffalo, NY 14225

See the difference at mcguiredevelopment.com

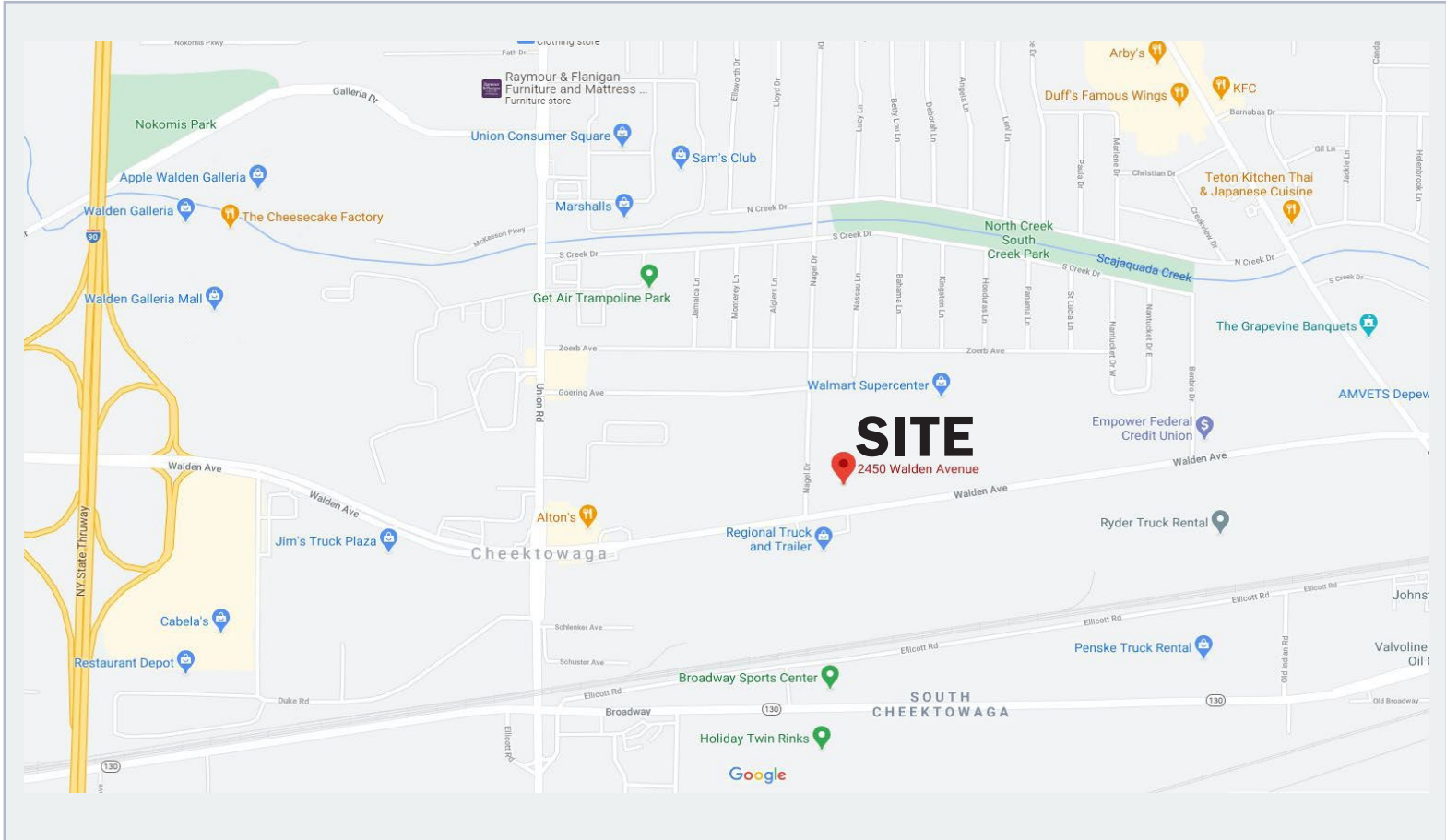
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Centrally Located Unique Space in Commercial District Available!

- Surrounded by Ample Retail, Entertainment, and Restaurant Establishments
- Direct Access to NYS Thruway Exit 52E/W, 3 Miles to NY 33 Kensington Expressway
- Corner Location at Nagel Drive and Walden Ave
- 1/4 Mile from Major Thoroughfares and 20 mins from USA/Canadian Border

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