

INVESTMENT REAL ESTATE
FOR SALE

Single Tenant Light Industrial Building

2575 BROADWAY STREET | CHEEKTOWAGA, NY

PRICE: \$4,730,000
CAP: 6.25%

IDEAL FOR 1031 TDX BUYERS



POST-RENOVATION PRIOR TO TENANT OCCUPANCY



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Investment Highlights



PRICE

\$4,730,000



TOTAL BUILDING AREA

24,400 SF



CURRENT CAP RATE

6.25%



NOI INCREASES
ANNUALLY DURING
BASE TERM



WNY INDUSTRIAL
SPACE AVAILABILITY
IS A VERY LOW 1.9%*

Triple Net Lease with Corporate Tenant

- Annual NNN Lease Escalator.

**Comprehensive Building Renovation
and Parking Expansion Completed in June 2024**



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