

[2658 North Main Street, Newfane, NY 14108](#)

📍 2658 Main Street, Newfane, NY, United States



Property Overview

Price/Rent PSF	Inquire
Asset Type	Office
Trade Type	Sale
SQ. FT. Available	INQUIRE
Date Available	07/13/2017

Contact



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Individual

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Description

Beautifully renovated former single family victorian currently home to a medical office. Built in 1910, this turn key property features ~2800 SF of completely renovated/new space on the first floor, and ~1030 SF mostly renovated space on the second floor. Renovations in 2007 include the addition of a 5612 SF blacktop parking lot (approx 20 + spaces), 12X16 and 6X8 building additions, basement bilco doors, wheelchair ramp with composite decking, all new (24) energy efficient vinyl windows, new forced air system and central AC, new 200 amp electric service, new plumbing and hot water tank, CAT 5 wiring, and coordinated smoke alarm system. Currently houses 5 separate examination rooms, waiting room, reception room, 2 bathrooms and storage (roughed in for possible elevator install) on the first floor adorned with Amish matched colonial trim, marble, and custom cabinetry. The second floor currently houses a spa and acupuncturist in addition to administrative offices, renovated bathroom and breakroom. If the buyer desires, the second floor could easily convert to a 2 bedroom apartment to help with the cost of the mortgage. Well suited for medical/dental/law/insurance/banking etc.

Town of Newfane, just past the town hall and walking distance to Eastern Niagara Hospital. Close by is a dental office/chiropractic office/optometrist in addition to local shops and businesses.

Location

