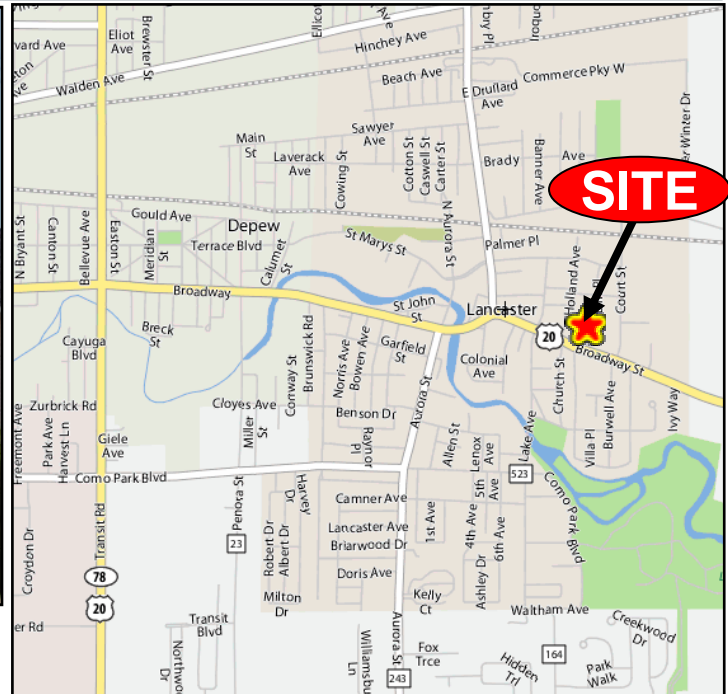


**Exclusive Offering
FOR SALE**

5522 Broadway, Lancaster, NY

West of Central Avenue



HISTORIC VILLAGE OF LANCASTER PROFESSIONAL OFFICE BUILDING

BUILDING SIZE: 2,533 ± Sq.Ft.

LOT SIZE: .56 ± Acres

ZONING: R2A

- Historic Victorian Built in 1900
- Completely Renovated 2007
- New Roof, Siding, Mechanical Systems, Electric Service, Plumbing, Etc.
- Ample Paved Parking in Rear with Client Parking in Front
- Situated in A Densely Populated Neighborhood

- Located on Broadway in the Heart of the Village of Lancaster Historic District
- Central Location with Easy Transit Road & NYS Thruway I-90 Access

IDEAL FOR:

- Insurance Office
- Real Estate Office
- Law Firm
- Medical Space
- Accounting Firm
- Computer Services
- Consulting Firm
- Architectural Firm

For More Information Contact:

JOHN MIKOLEY

Associate Broker

(716) 852 - 7500 x 117

jmikoley@pyramidbrokerage.com

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Company**

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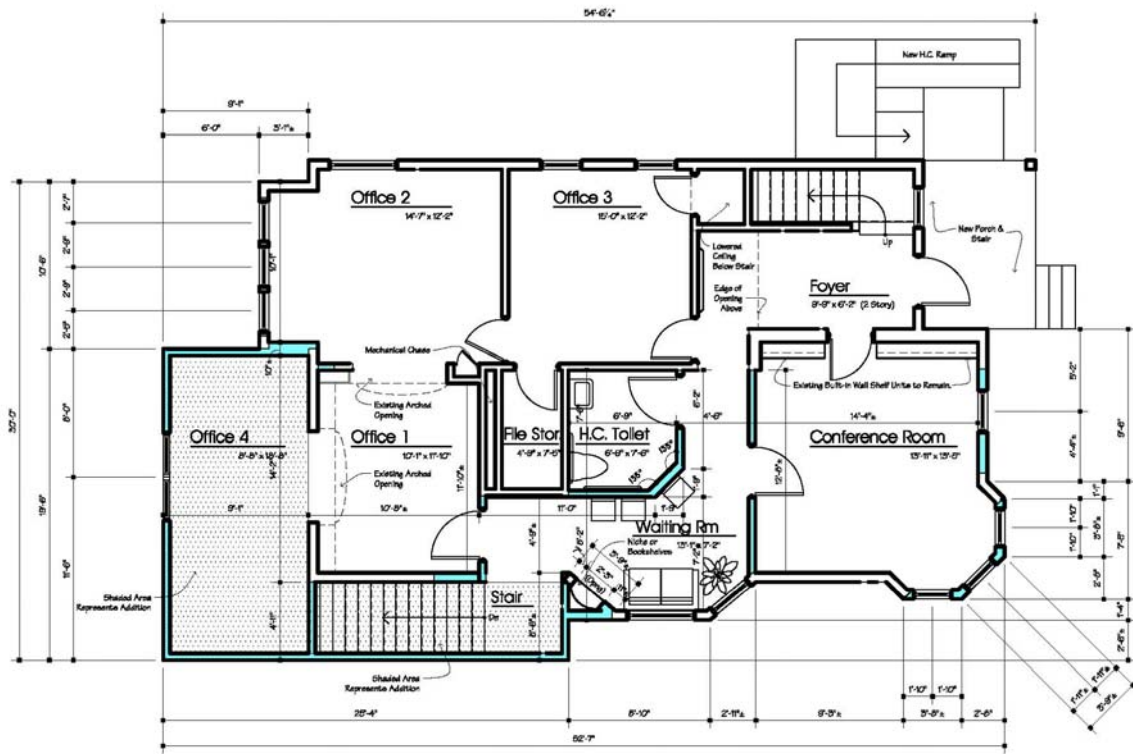
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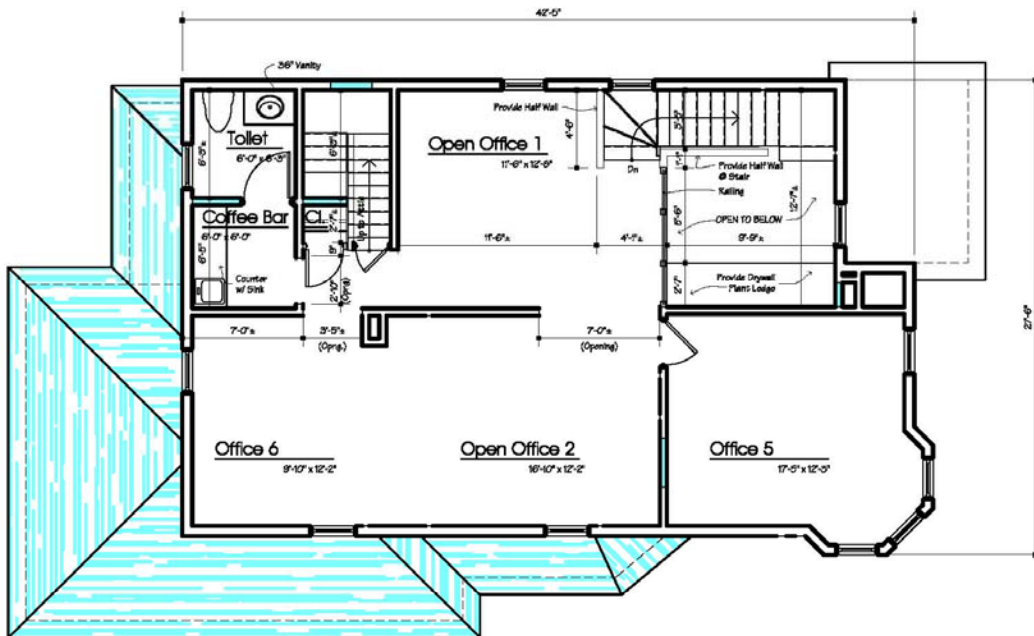
ALLIANCE

FLOOR PLANS



SK.1 First Floor Plan

1/8" = 1'-0"



SK.1 Second Floor Plan

1/8" = 1'-0"