



## 15 Webster Building

15 Webster Street, North Tonawanda, NY 14120



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## 15 Webster Building

\$1,200,000

15 Webster is a 22,592 sf 4 level Class "B" historic multi-tenant office building, home to four current long time tenants, with space for additional tenants; fiber optic, newer roof, and a/c units throughout.

Price:	\$1,200,000
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Building Size:	22,592 SF
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Price/SF:	\$53.12
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Property Type:	Office
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Property Sub-type:	Office Building
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Property Use Type:	Investment
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Cap Rate:	9%
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Occupancy:	65%
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Building Class:	B
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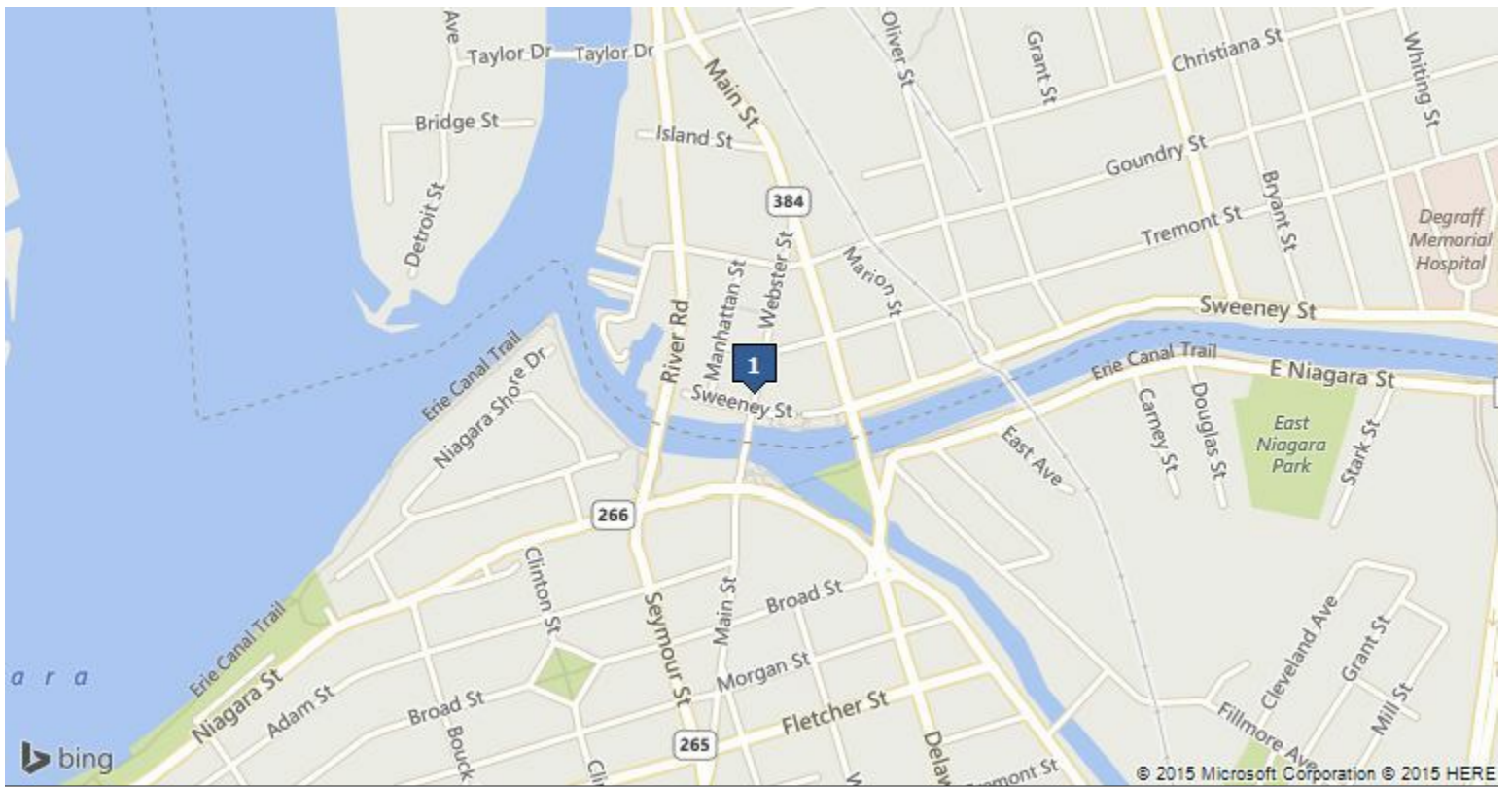
Tenancy:	Multiple
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## Financial Summary

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AnalysisType	Actual
Net Operating Income	\$108,000

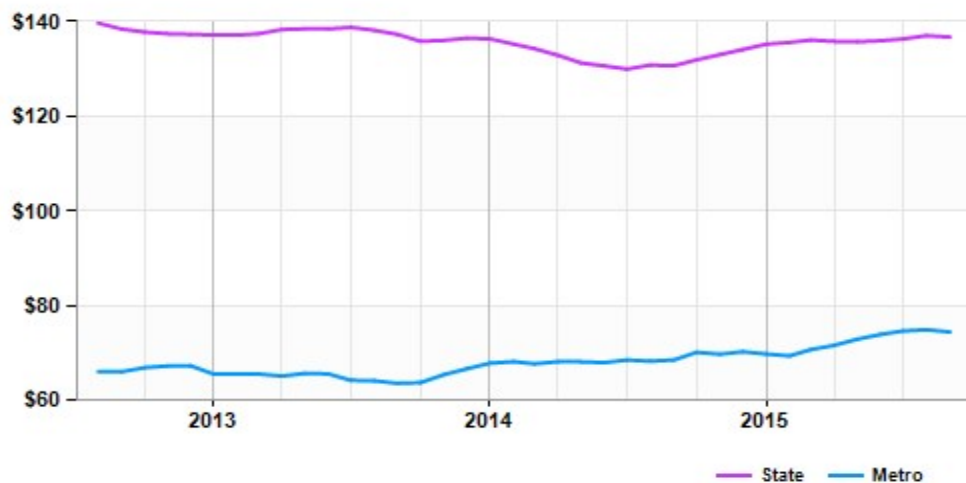


## 15 Webster Street, North Tonawanda, NY 14120

Located at the corner of Webster and Sweeney Streets in the heart of the canal district, adjacent to the the Erie Canal with beautiful waterfront views.

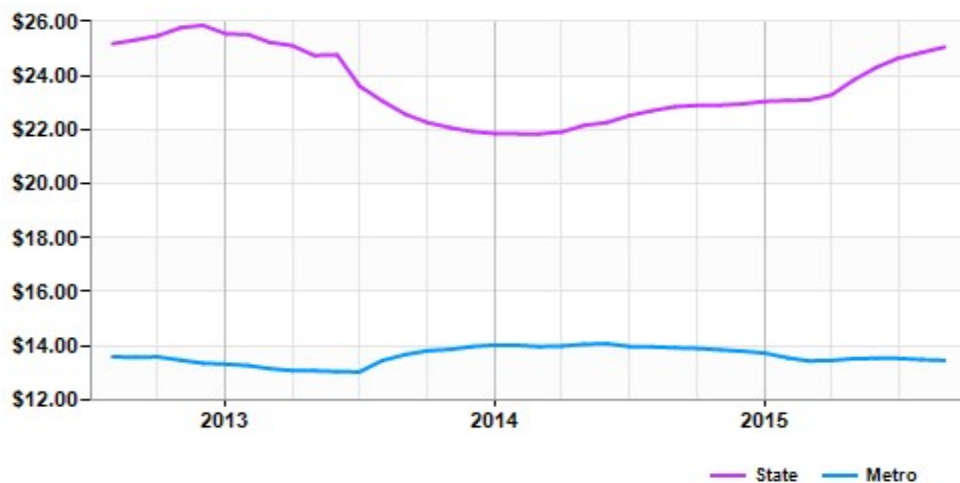
# Market Trends

Asking Prices Office for Sale North Tonawanda, NY (\$/SF)



	Sep 15	vs. 3 mo. prior	Y-O-Y
State	\$137	+0.6%	+4.7%
Metro	\$74	+0.7%	+8.6%

Asking Rent Office for Lease North Tonawanda, NY (\$/SF/Year)



	Sep 15	vs. 3 mo. prior	Y-O-Y
State	\$25.05	+3.1%	+9.6%
Metro	\$13.46	-0.6%	-3.4%