



1353 Ransom Rd.

Grand Island, NY 14072

6,708 SQ. FT. OF OFFICE SPACE/MEDICAL

- Class A office space
- 25 car parks
- Built in 2002 on 1.92 acres
- Easy access to the 190 thurway

McGuire

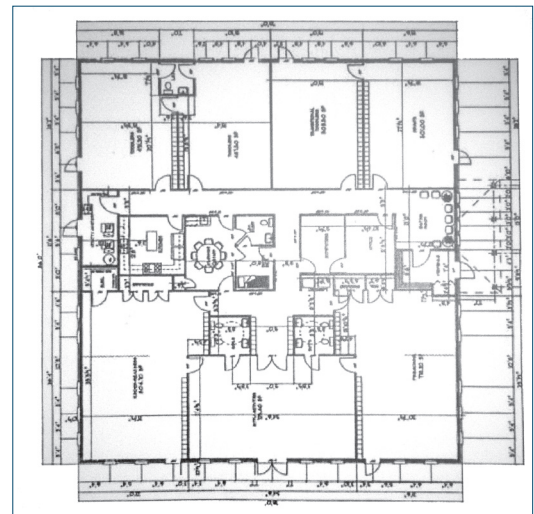
Development Co

Trust Through Transparency

Real Estate Services Group

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For SALE



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www.mcguireddevelopment.com

Contact: Jon Cocca at (716) 553-1652
www.McGUIREDEVELOPMENT.com



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For SALE

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Tax Info:

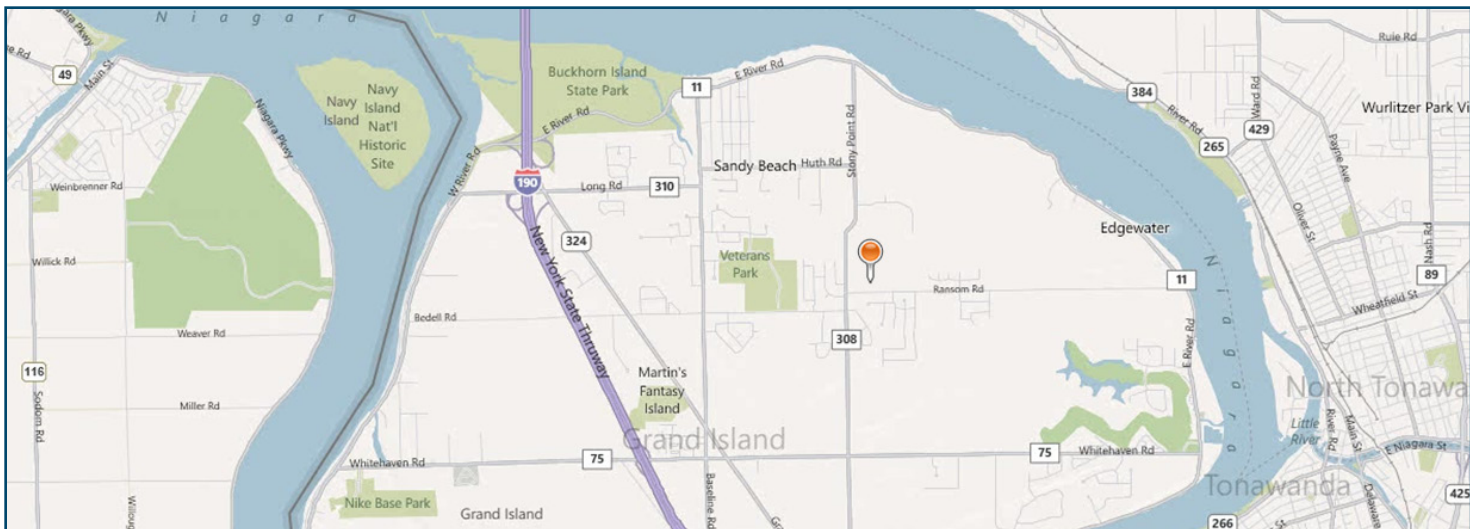
Tax ID : 144600-024-150-0003-007-000	SWIS Code : 144600
Tax Year : 2010	Tax Appraisal Area : 4600
Assessment Year : 2010	Lot Number : 7
Land Assessment : \$11,000	Block ID : 3
Improved Assessment : \$310,000	School Tax : \$12,574
Total Assessment : \$321,000	County Tax : \$6,610
% Improv : 97%	

Characteristics:

Lot Frontage : 211	Lot Depth : 396
Lot Acres : 1.92	Building Sq Ft : 6,708
Stories : 1	Condition : Average
Quality : Average	Year Built : 2002
Water : Commercial	Sewer : Commercial

Last Market Sale:

Recording Date : 01/13/2011	Deed Type : Deed (Reg)
Settle Date : 01/13/2011	Owner Name : 1353 Ransom Road Llc
Sale Price : \$604,540	Seller : Parkland Properties Llc
Document No : 11196-1673	Price Per Sq Ft : \$90.12



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