**Primary / Urgent Care Clinic**

For Lease or Sale

* 3,300 sq ft former VA Clinic
* 4 exam rooms with plumbing
* 4 Bathrooms
* X-ray Room and Laboratory
* 5 Offices, Reception, Electric Doors
* Physical Therapy Area / Conference Room
* Ample Parking on 2 acres
* Fully Handicap Accessible to Federal Guidelines

Central Location

Next door to Sav-A-Lot and Family Dollar

**166 East 4th St.**

**Dunkirk NY**

$15 NNN Lease or

$750k Sale includes $35k current income

Call Owner for more information



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