

**FOR SALE**

**115-117 East Main Street**  
Westfield, NY

**INVESTMENT OPPORTUNITY**



## 10,200 SF Freestanding CVS – with a Drive Thru

### Property Highlights

- Original lease commenced in 2000.
- CVS recently (September, 2020) exercised their first two five (5) year renewal options, extending the lease term to 2033.
- Only drug store in Town – nearest competitor is in Mayville, approximately 10 miles southeast of Westfield.
- Located at a signalized intersection across from Tops Market, the only grocery store in Town.
- Westfield NY is located southwest of Buffalo (approx. 60 miles) on the shore of Lake Erie and approximately 35 miles from Erie, PA.



For more information, please contact:

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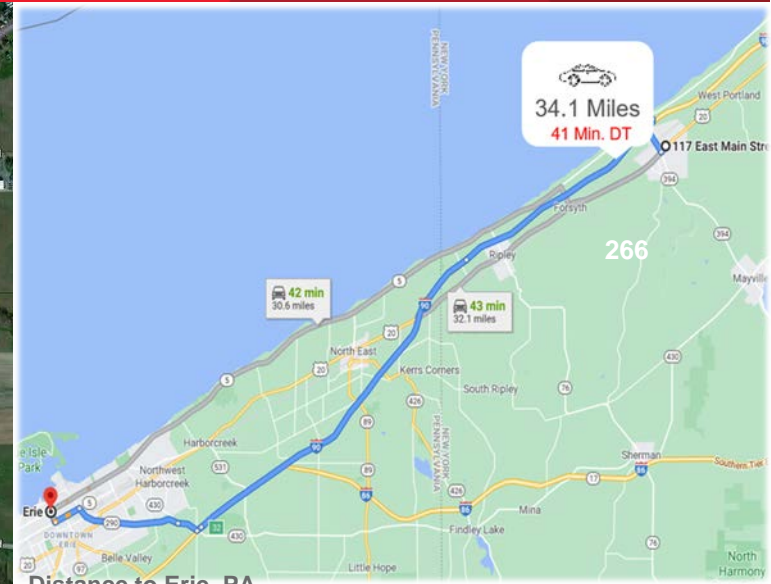




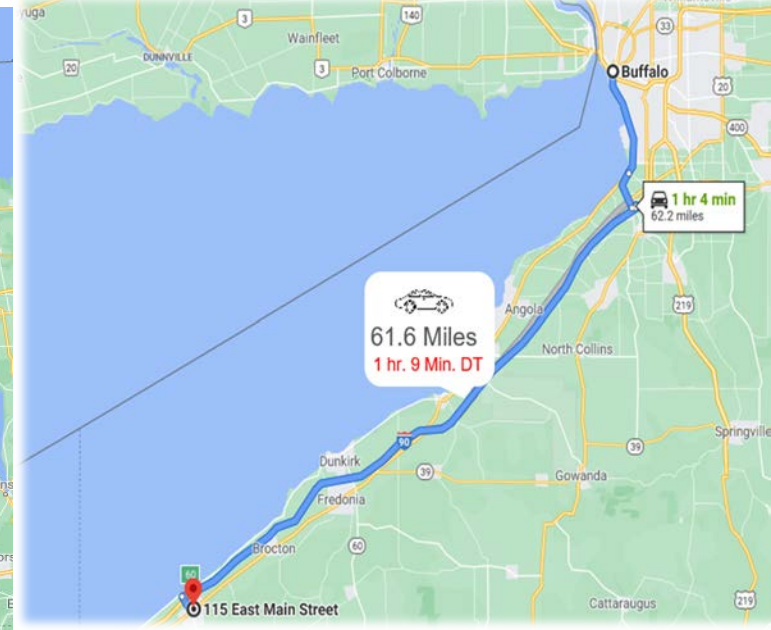
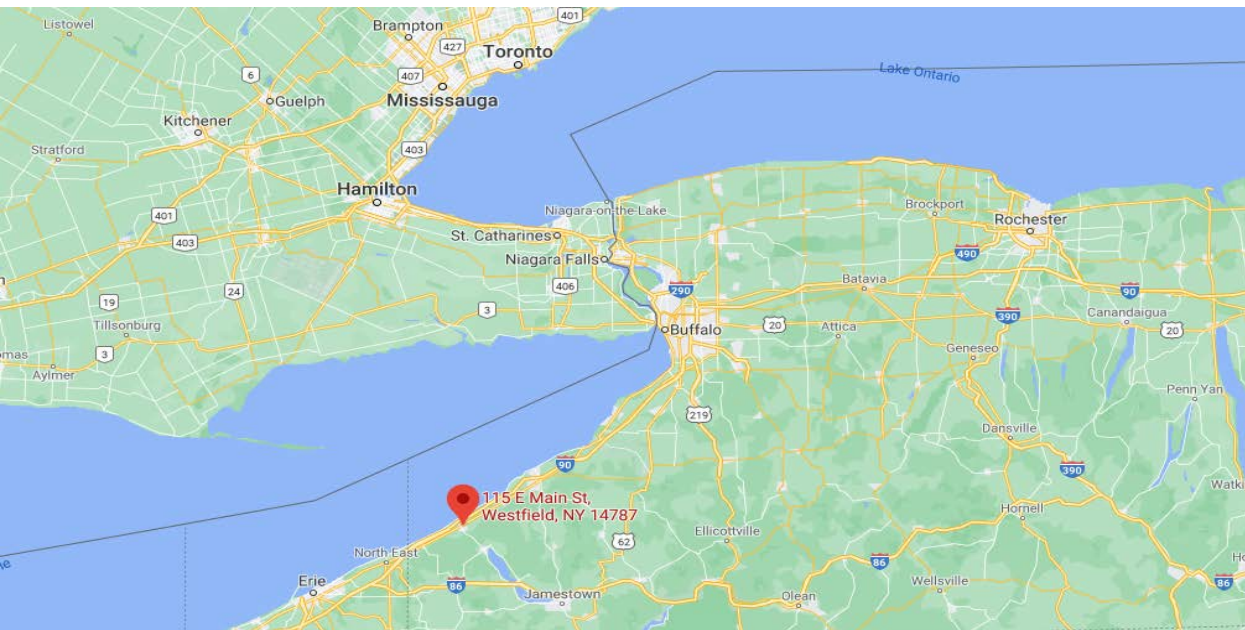
Pyramid Brokerage  
Company

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Distance to Erie, PA



Distance to Buffalo, NY