


**FOR SALE OR LEASE**

# SERVICE BUILDING WITH ACCESSIBLE WEST GENESEE STREET LOCATION

## Property Highlights

- Two separate tax parcels with two separate, but attached buildings with a pass through connecting the buildings
  - 1243-1247 West Genesee Street: 5,880± SF (2 floors)
  - 1249-1251 West Genesee Street: 3,960± SF (2 floors)
- 9,840± total square feet
  - 1,000± SF office (1<sup>st</sup> floor at 1251 West Genesee Street)
  - 7,000± SF warehouse (3,000± SF on 1<sup>st</sup> floor at 1243 West Genesee Street)
- Situated on 0.24 acre lot (100' x 100')
- Ceiling height: 12-13'
- 120 single phase power
- Located approximately ½ mile to I-690
- One overhead door, 10' x 10'

Demographic	1 Mile	5 Miles	10 Miles
Population	10,678	224,841	381,770
Households	5,095	94,664	161,619
Average H.H. Income	\$64,942	\$81,959	\$96,950
Daytime Employees	10,815	148,935	223,782

Source: ESRI Business Analyst 2025

## Traffic Counts

West Genesee Street	14,861 AADT
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Source: NYS DOT 2025

## EXCLUSIVE CONTACT

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1<sup>st</sup> floor service counter at 1243-1247 W Genesee St.



1<sup>st</sup> floor front entry at 1249-1251 W Genesee St.



Rear storage space on 1<sup>st</sup> floor in 1249-1251 W Genesee St.



1<sup>st</sup> floor, 3,000 SF at 1243-1247 W Genesee St.

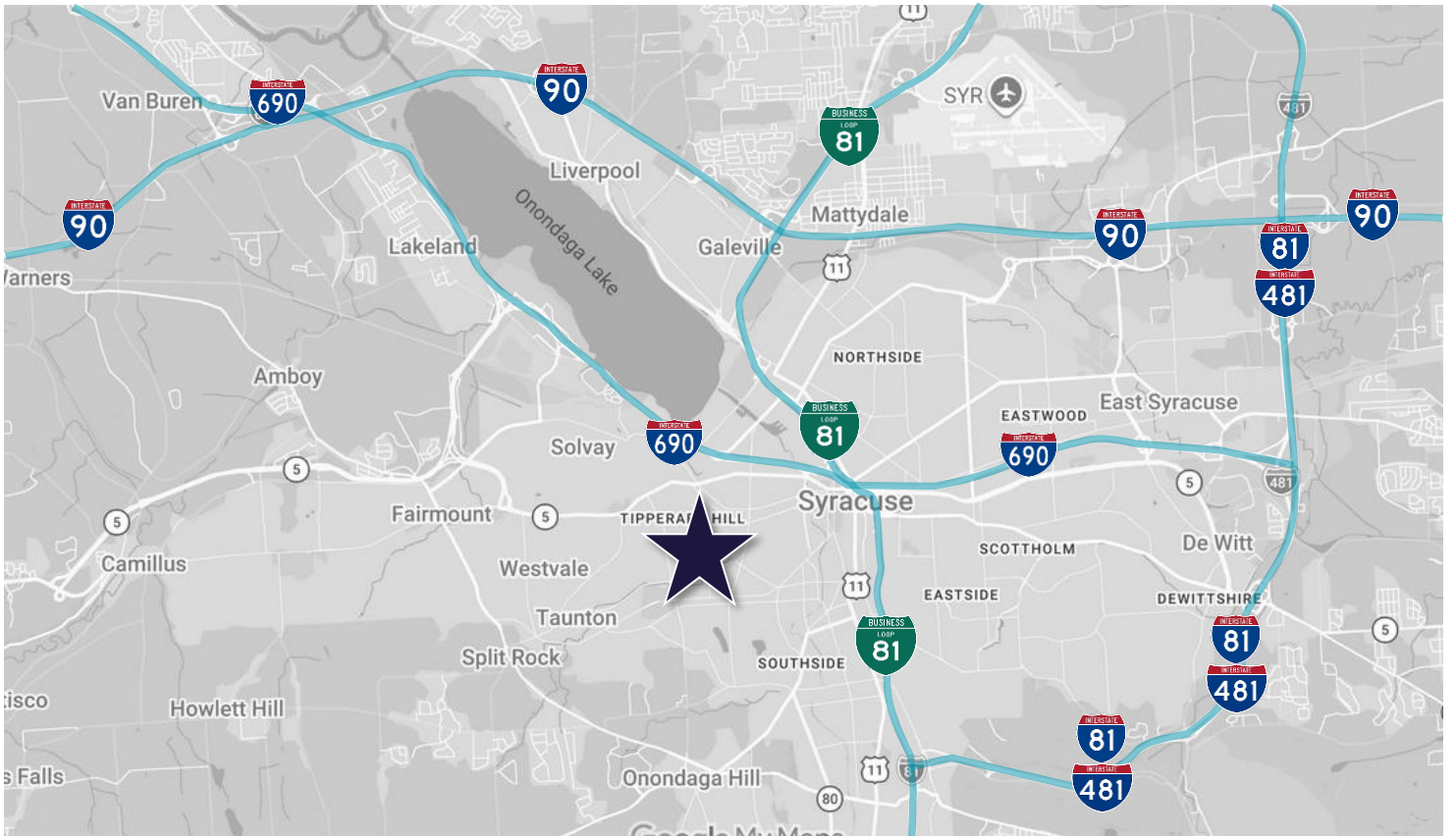
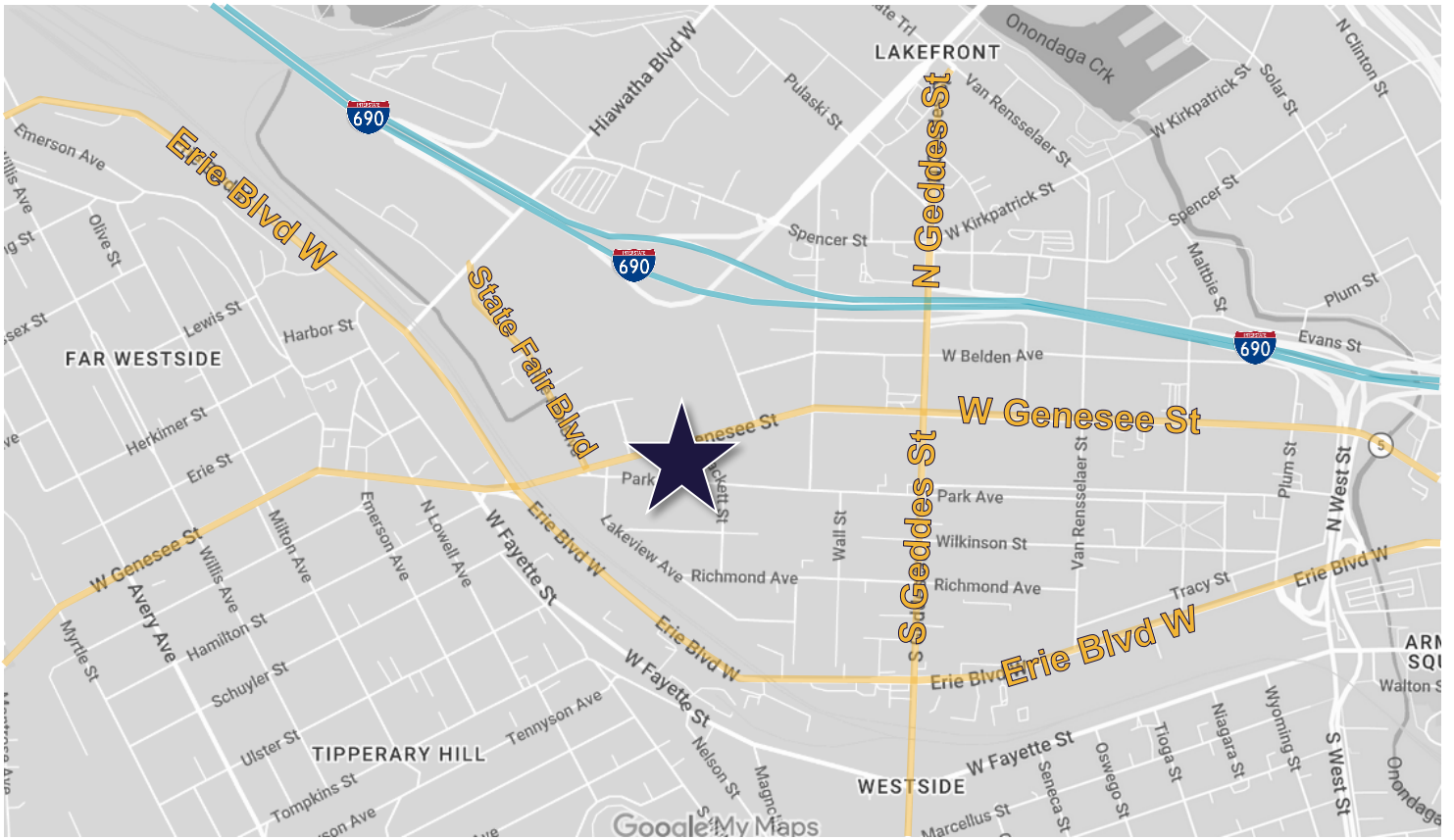


1<sup>st</sup> Floor, 3,000 SF at 1243-1247 W Genesee St.



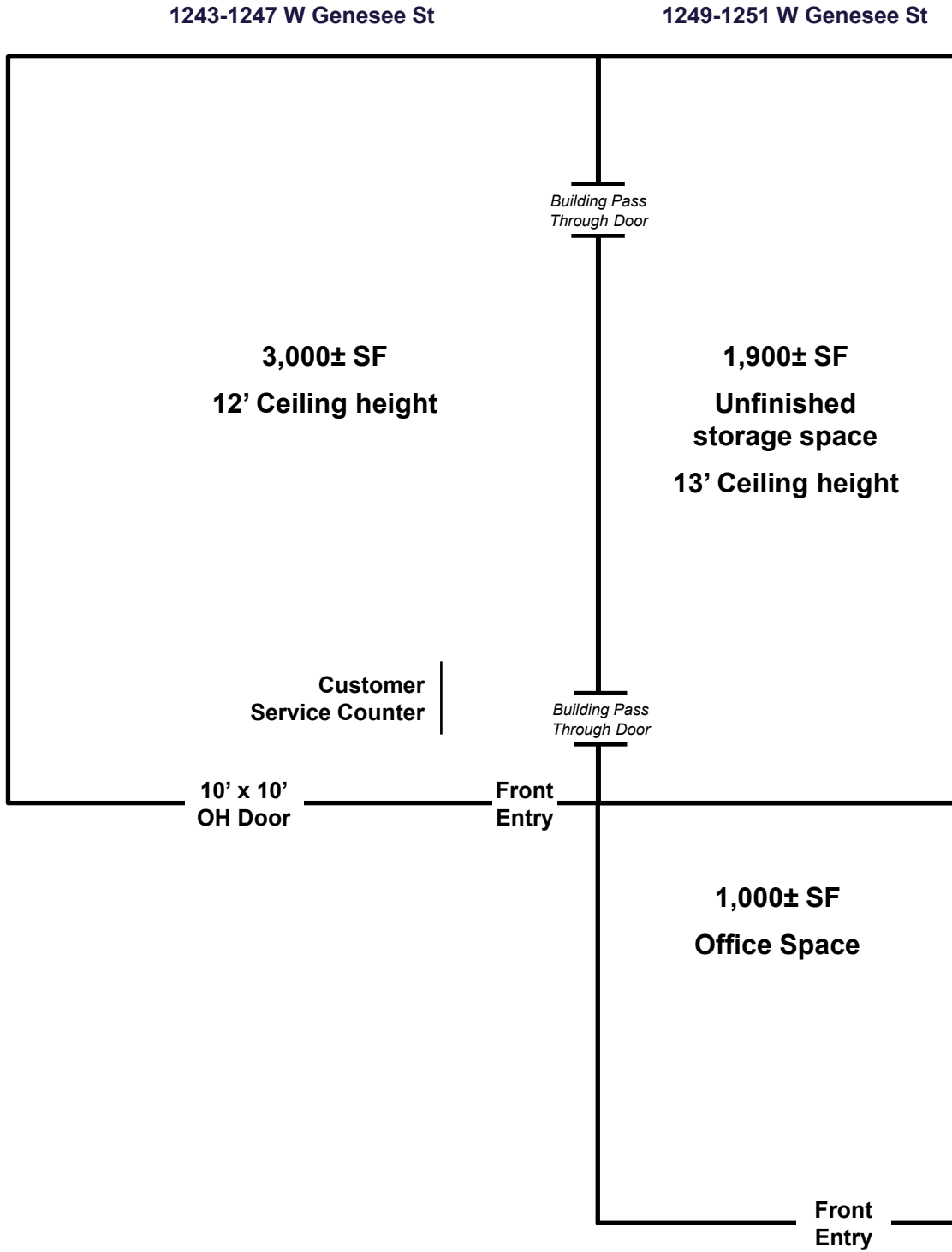
2<sup>nd</sup> floor, 3,000 SF at 1243-1247 W Genesee St.







## First Floor





## Second Floor

1243-1247 W Genesee St

1249-1251 W Genesee St

