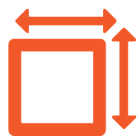


FOR SALE

1495 LAKE AVENUE, ROCHESTER, NY 14615

 **Caliber**
Commercial Brokerage



6,426 +/-
SF AVAILABLE



30,229
VEHICLES PER DAY



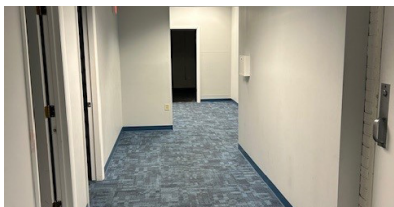
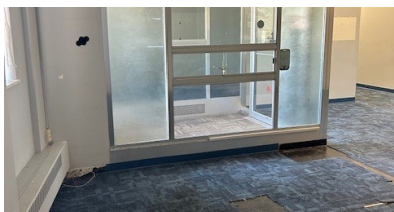
\$324,900/
MAKE OFFER

OFFERING SUMMARY

Building Size	6,426 +/- SF
Lot Size	0.53 +/- Acres
Year Built	1950
Sale Price	\$324,900/Make Offer (Pending Bank Foreclosure)
Traffic Counts	Lake Ave: 13,238 / vpd Ridgeway Ave: 16,991 vpd
Parking	40+ Spaces
Zoning	C-2 (Community Center District)



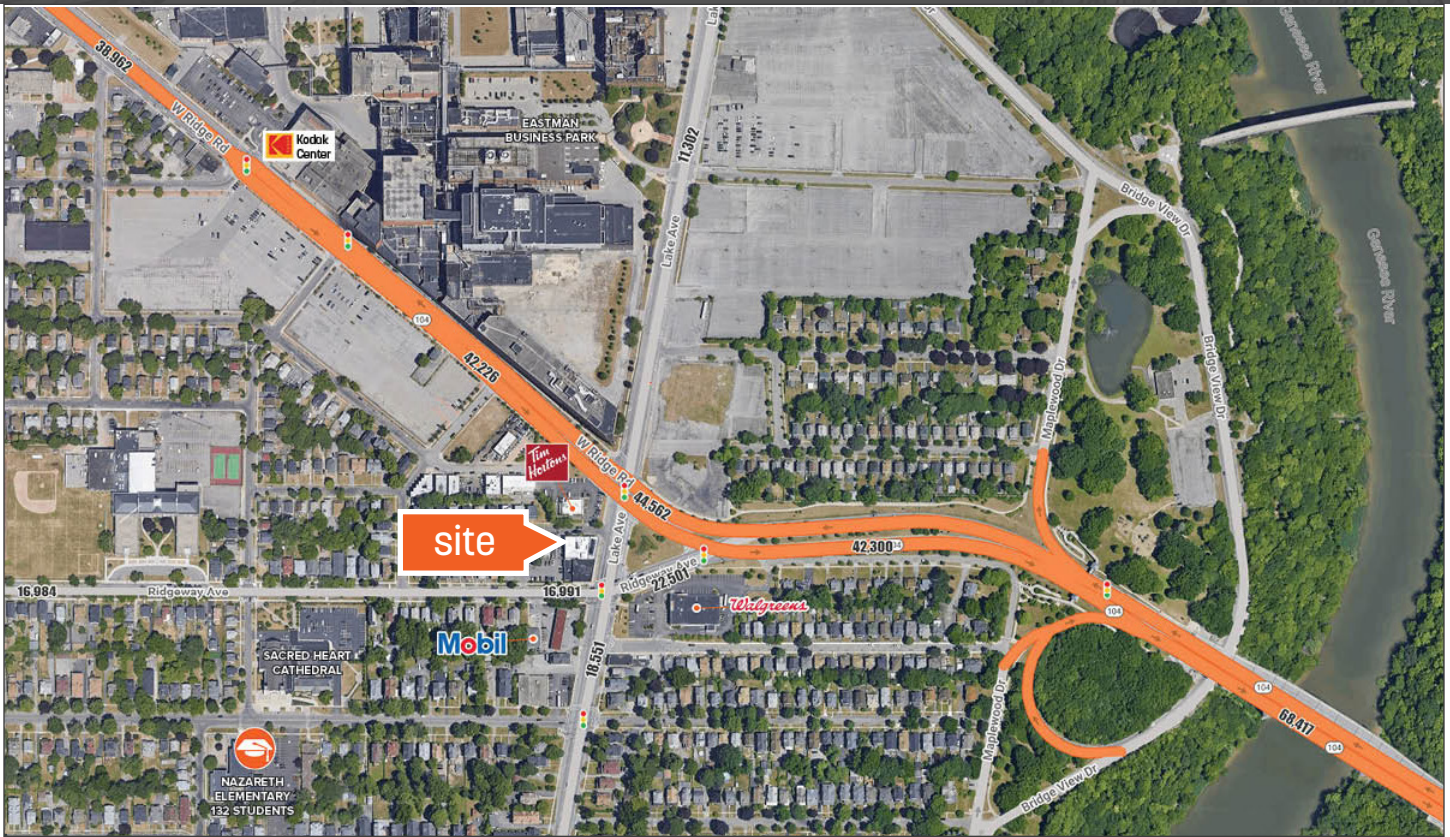
DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	20,138	144,891	337,708
Median HH Income	\$49,723	\$52,857	\$61,422
Households	8,466	60,673	150,773
Employees	4,454	61,279	133,411



FOR SALE

1495 LAKE AVENUE, ROCHESTER, NY 14615

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Commercial Brokerage



PROPERTY HIGHLIGHTS

- Retail/Office
- Approximately 3 miles to Downtown Rochester
- On a Major RTS Bus Line – easy transit access for customers and staff
- Quick access to Route 104 and I-390 – efficient regional connectivity
- Fully Usable Lower Level – additional space for storage, operations, or buildout
- Ample Square Footage – flexible interior allows for reconfiguration
- High-visibility Corner Location – at Lake Ave & Ridgeway Ave with signalized intersection
- On-site Parking – private surface lot
- Surrounded by dense residential and commercial mix
- Located in an Opportunity Zone

Richard J. Altier, Partner

Licensed Associate Real Estate Broker
M: 585.233.3873 O: 585.454.4500 x 119
raltier@caliberbrokerage.com

Caliber Commercial Brokerage LLC

394 E Henrietta Rd | Rochester, NY 14620
caliberbrokerage.com
585.454.4500