

1284-1286 Dewey Avenue

Rochester, NY 14613



AVAILABLE OPPORTUNITY

- » **FOR SALE: \$399,000**
- » **4,736 SF +/- Mixed-use commercial building**
- » **2-story building with street level storefront & two 2nd floor apartments**

PROPERTY HIGHLIGHTS

- » **Excellent investment opportunity with steady income stream: \$37,350 NOI (estimated)**
- » **Conveniently located at the signalized intersection of Dewey Avenue & Magee Avenue approximately one mile from NY Route 104**
- » **Situated in the heart of the historic Maplewood Park Neighborhood just down the street from the Aquinas Institute**
- » **C-1 Neighborhood Center District Zoning**



FOR MORE INFORMATION, PLEASE CONTACT:



JEFFREY DICESARE
Licensed Real Estate Salesperson
585.503.4929(c)
Jeffrey@VentureBrokerageGroup.com

MIXED-USE COMMERCIAL BUILDING & APARTMENTS

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PROPERTY PHOTOS



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APARTMENT PHOTOS



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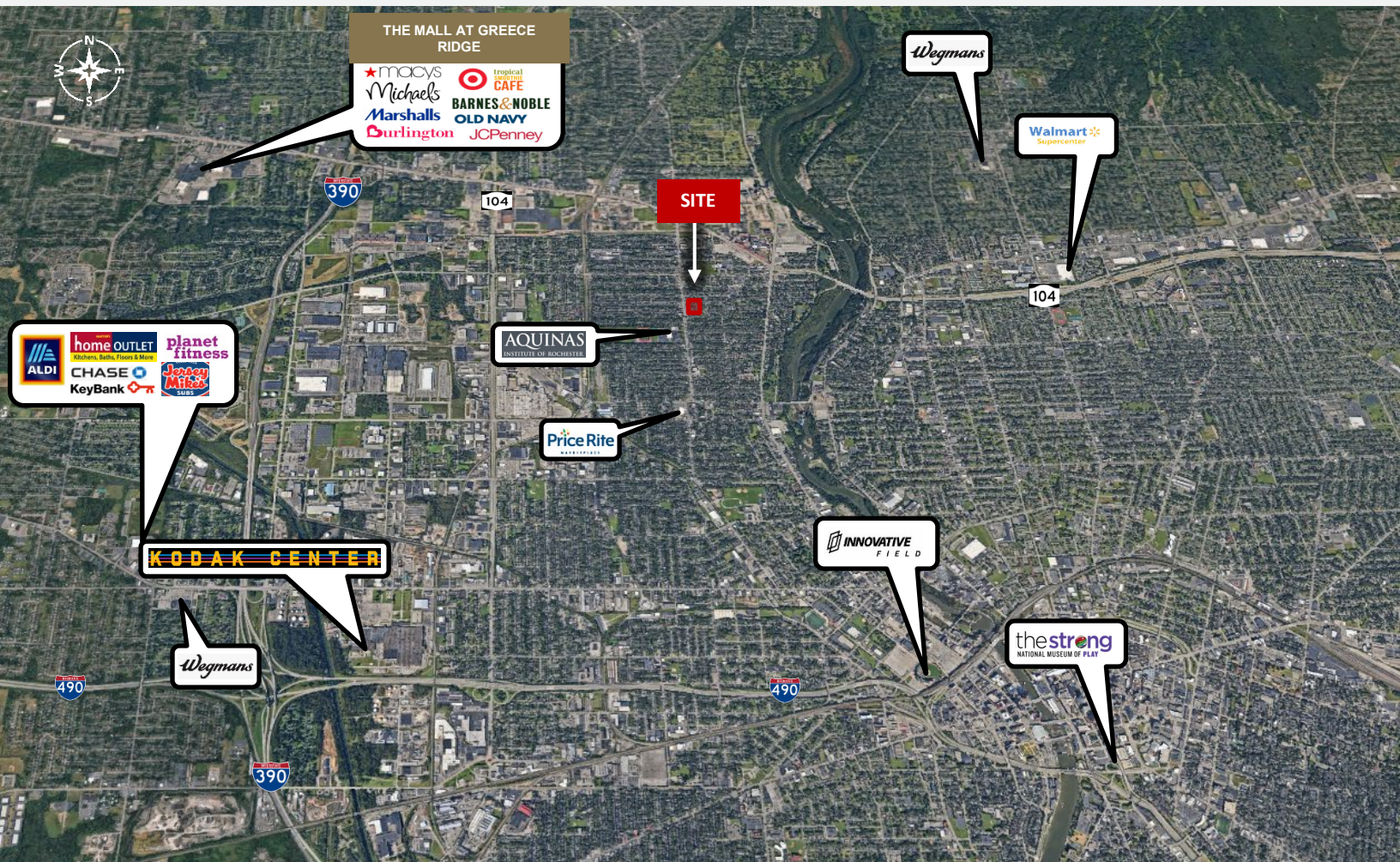
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MARKET AERIAL



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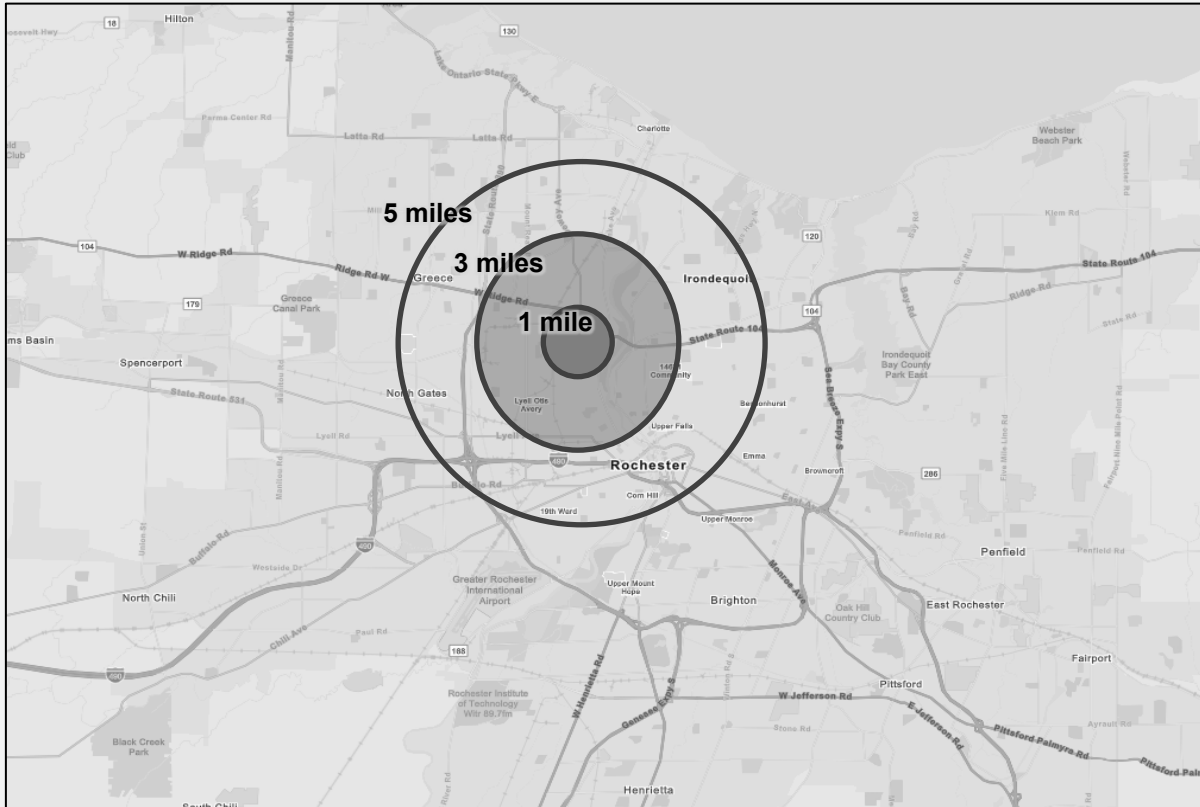


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DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	23,215	139,573	335,647
Daytime Population	19,566	178,493	377,797
Households	9,556	59,092	150,471
Average Household Income	\$53,278	\$62,588	\$74,773



6,334
Businesses



98,757
Employees



\$138,517
Median Home Value



38
Median Age

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