



545 West Ave



For Sale
16,000 SF Multi-Tenant Industrial Building
95% Leased



FOR SALE

545 West Ave, Rochester, NY 14611

\$675,000

- **Occupancy** – 95% Occupied with a single office vacancy remaining
- **Sprinklers** – Wet sprinkler system installed throughout the building
- **Loading** – (6) Grade Level Doors & (1) Dock Doors, along with multiple man doors
- **Parking** – (15) Parking spaces total with secured parking on the east side
- **Tenancy** – Flexible tenancy for an owner-user, with great in-place income for investment

16,792 SF



0.54



600A/3P



6 GD



11-15'



1



Evan Schaefer

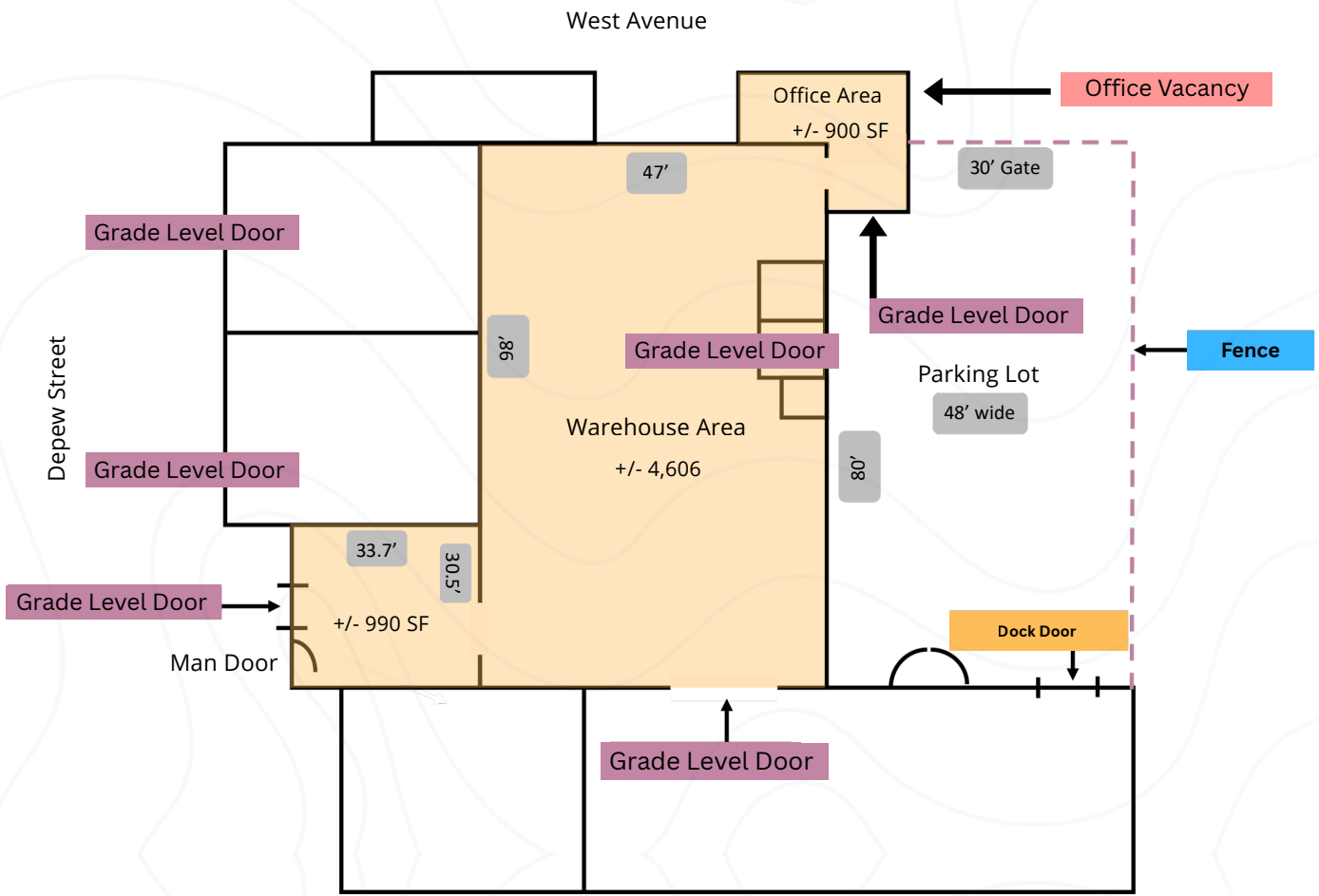
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NOT TO SCALE

Disclaimer: This floor plan is provided for illustrative purposes only and is not to scale. Dimensions, wall placements, and building features are approximate and may have changed. Prospective buyers or tenants should conduct their own on-site measurements and verification.

