

# Investment Offering

Office or Redevelopment Opportunity

2450 West Ridge Rd  
Rochester, NY 14626

PRICE REDUCED!



## Offering Overview

2450 West Ridge Road is a 22,624 square foot investment offering. Situated in the heart of the West Ridge Road corridor, immediately across the street from the 1.6 million square foot Mall at Greece Ridge, the property features a mix of professional office, medical office, and service/retail tenants. The property offers in place cash flow with upside potential, or the opportunity to redevelop a 2.1 acre parcel in one of the market's primary retail trade areas.

## Offering Details

- + 22,624 Square Feet
- + 2.1 Acres
- + Multi-Tenant Building
- + Sale Price Reduced: \$1,550,000

## Office Building

2450 West Ridge Rd | Greece, NY 14626

# For Sale



## Property Details

- + 22,624 Square Feet
- + 2.1 Acres
- + Built in 1985
- + 3 Stories
- + Pylon Sign
- + 3 Lane Drive Thru
- + Elevator
- + 87 Parking Spaces
- + Signalized Intersection
- + Daily Traffic Count 37,467
- + Additional information available with execution of a confidentiality agreement.

## Contact Us

### Jaymes Keenan

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Licensed Real Estate Salesperson

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### CBRE Upstate NY

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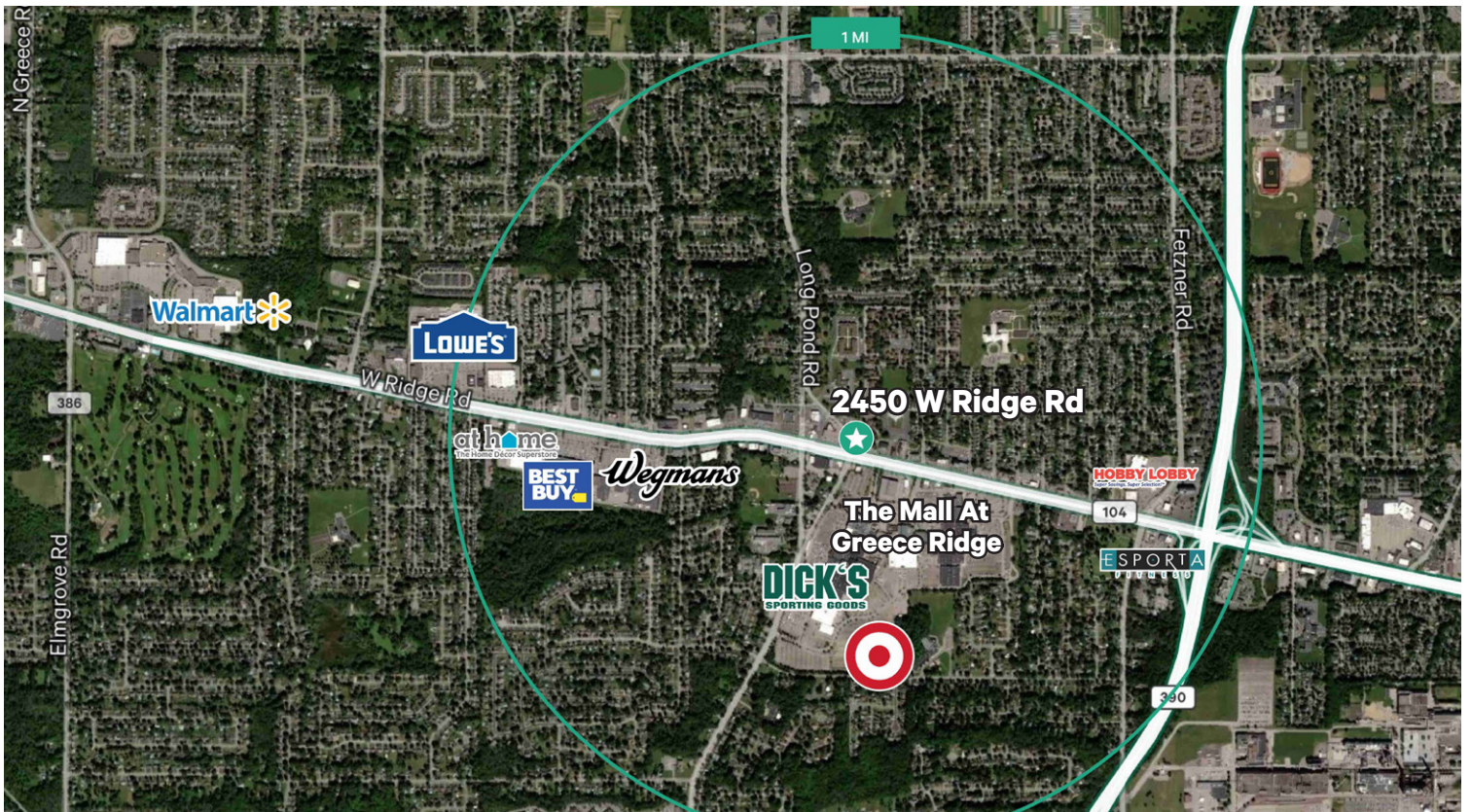
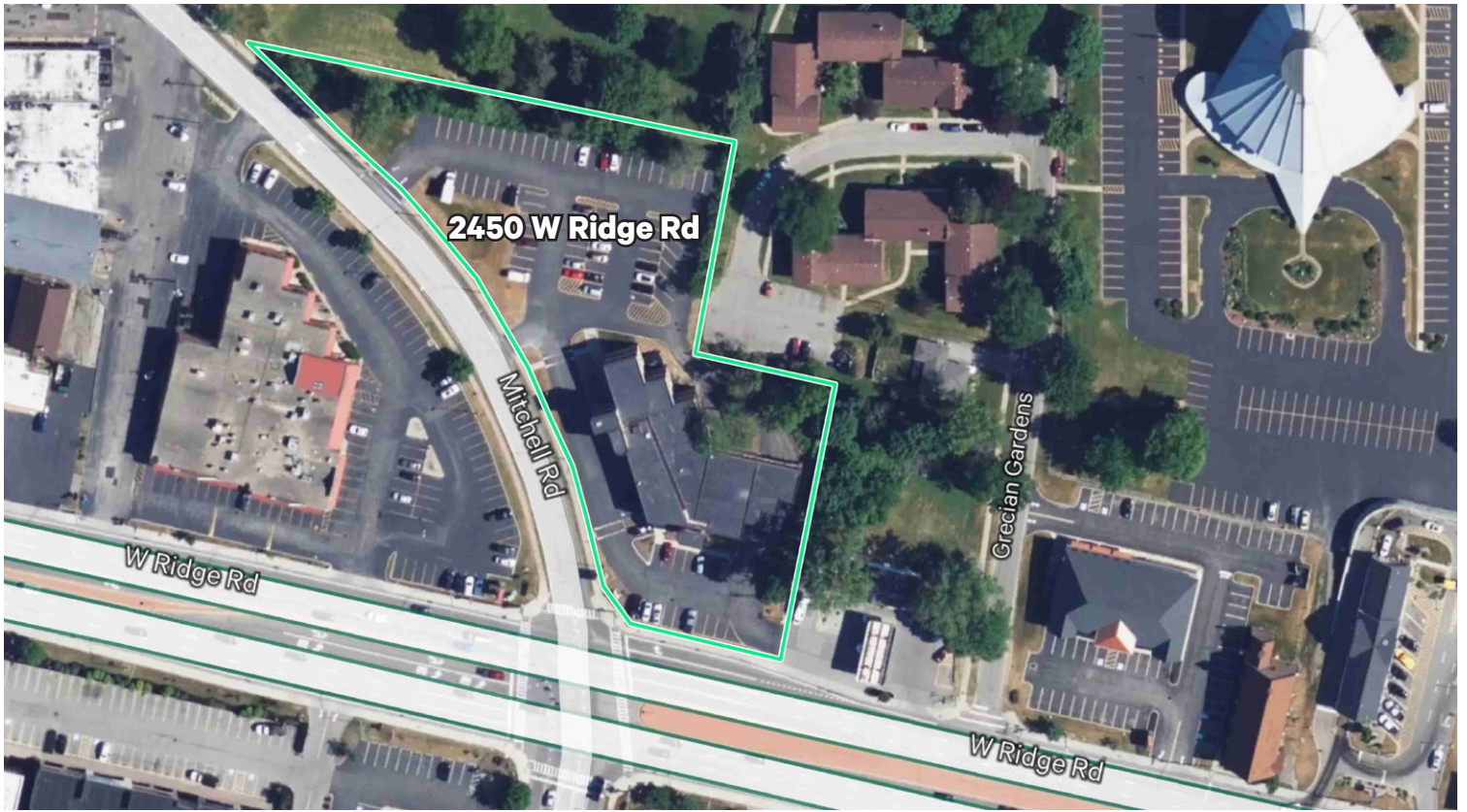
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