

# FOR SALE/LEASE

7931 RAE BLVD, VICTOR, NY 14564



**29,500 +**  
SF AVAILABLE



**\$2,999,900**  
LIST PRICE



**\$12.75/PSF NNN**  
LEASE PRICE

## OFFERING SUMMARY

Property Type	Office/Light Industrial
Building Size	28,000 ± SF & 1,500 ± Storage Bldg
Lot Size	3.80 ± Acres
County	Ontario
Year Built	1999
Drive-In Doors	1
Parking	85 Spaces
Zoning	Light Industrial

## PROPERTY HIGHLIGHTS

- Well-maintained office/light industrial property in a desirable, park-like setting
- Excellent condition with convenient access to the NYS Thruway
- Durable stone construction offering long-term stability and curb appeal



DEMOGRAPHICS	3 Miles	5 Miles	7 Miles
Population	9,430	35,177	84,114
Median HH Income	\$155,221	\$140,287	\$122,540
Households	3,694	13,896	34,190
Daytime Population	13,274	30,715	57,603

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## ZONING MAP

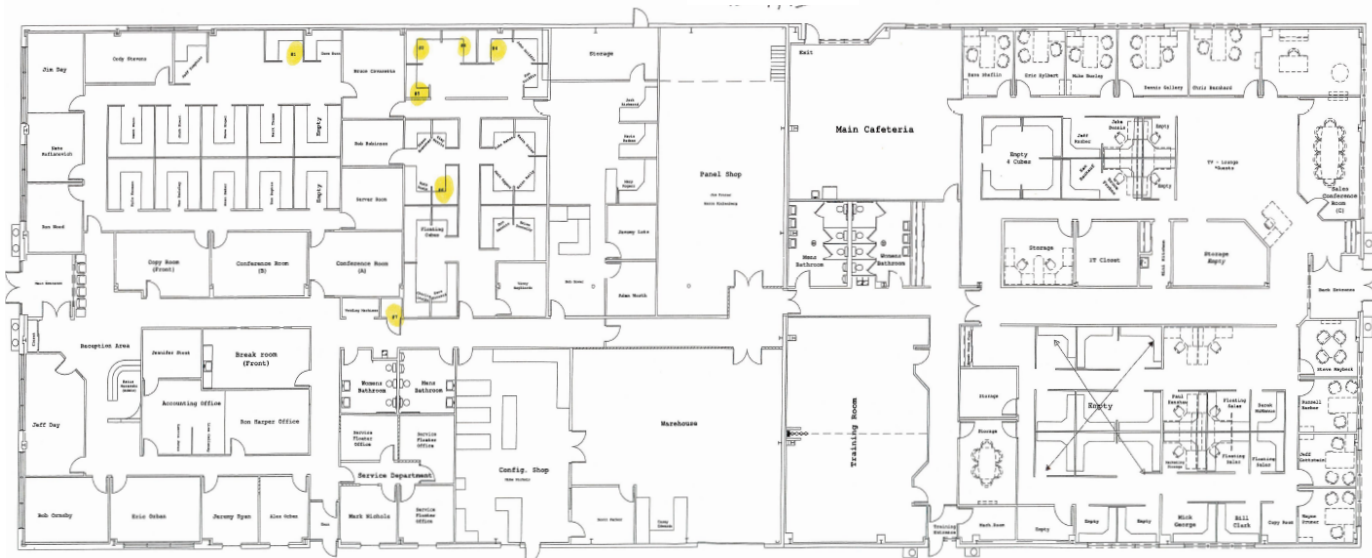


## PROPERTY HIGHLIGHTS

- 12' ceiling heights suitable for a variety of office or flex uses
- Fully serviced with gas, electric, public water, & sewer
- Ideal for owner-user or investment opportunity



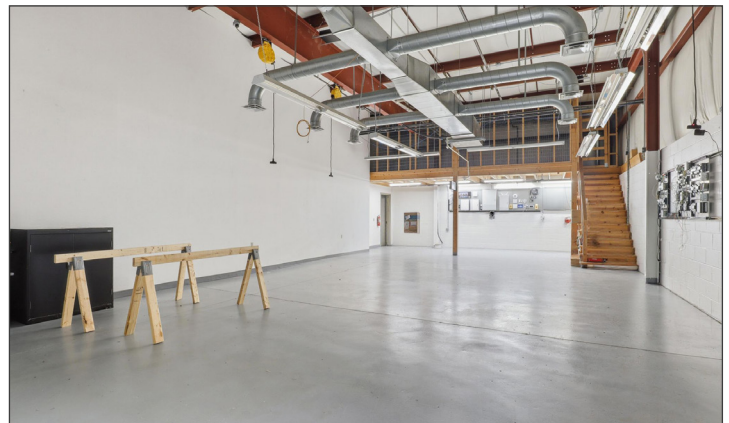
## FLOOR PLAN



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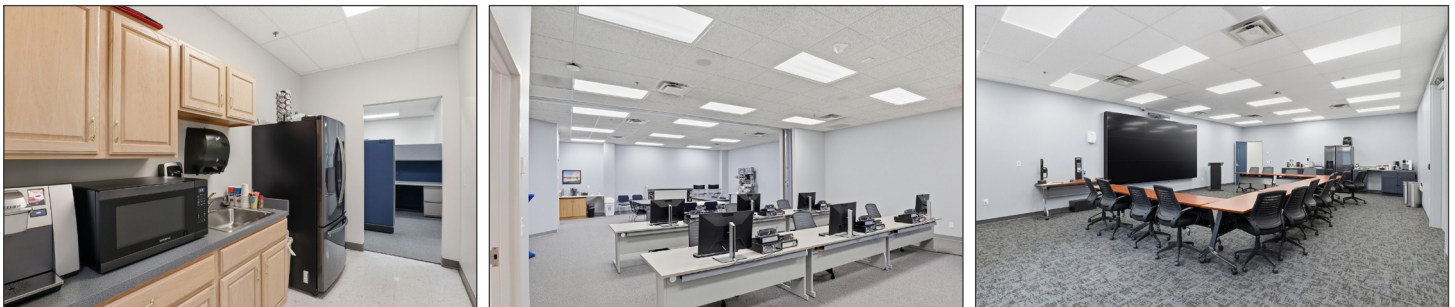
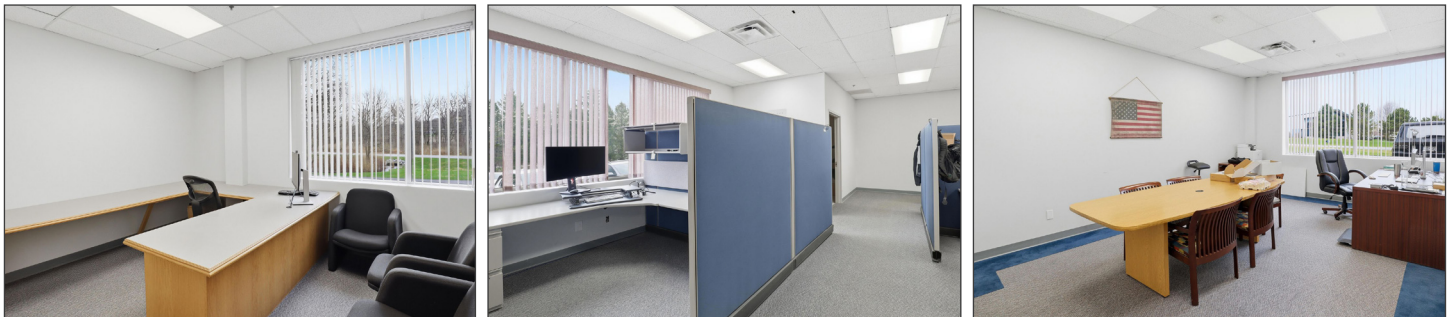
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**Caliber**  
Commercial Brokerage



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