

1.64-ACRE ESTABLISHED PROPERTY AVAILABLE FOR SALE OR LEASE

710 Latta Road

Rochester, NY (Town of Greece) 14612



AVAILABLE OPPORTUNITY

- » FOR SALE/LEASE: 1,000 SF – 6,000 SF on 1.64 acres
- » Asking: \$550,000
- » Includes 4,000 SF barn and multiple uses
- » Lease rate: \$12.00 - \$17.00/SF (includes all CAM)

PROPERTY HIGHLIGHTS

- » Notable property just off the NYS Parkway (Great Lakes Seaway Trail) just 1.7 miles from Lake Ontario Beach Park
- » Zoning FOI (Flexible Office and Industrial)
- » Less than 3 miles (2.4 miles- 4-minute drive) from Interstate-390 (17,024 VPD) , The Greece Ridge Mall and the main Greece retail corridor located approximately 6.4 miles south of property



FOR MORE INFORMATION, PLEASE CONTACT:



JEFFREY DICESARE
Licensed Real Estate Salesperson
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EXTERIOR PHOTOS



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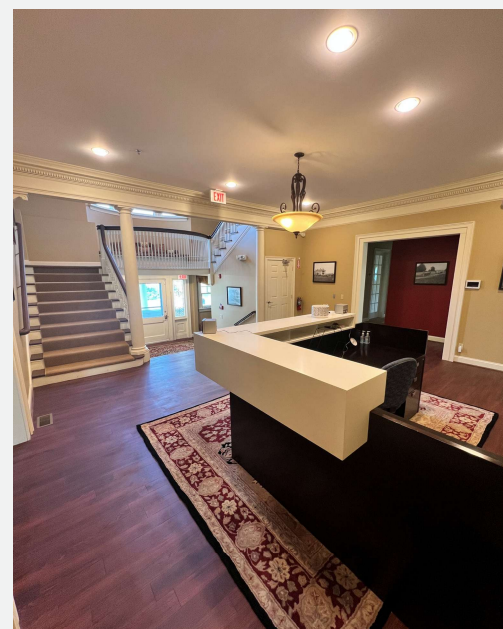
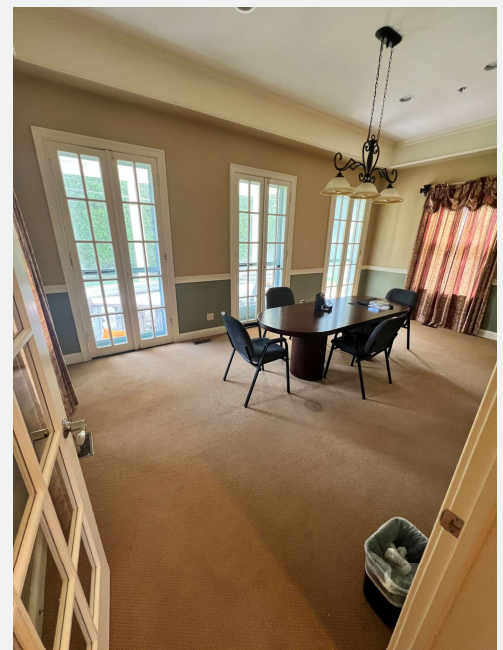
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INTERIOR PHOTOS



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PROPERTY FINANCIALS

REVENUE

Rental Revenue	Monthly	Annually
Bridget O'Toole	\$1,500	\$18,000
RENT REVENUE	\$1,500	\$18,000
NET OPERATING INCOME		(\$25,778)

EXPENSES

	Annually	
Property Taxes (Town/County & School)	\$2,135	\$25,621
Disposal	\$117	\$1,407
Business & Property Insurance	\$369	\$4,437
Groundskeeping	\$175.00	\$2,106
Utilities	\$777	\$9,326
Water & Fire Svc	\$73	\$878
Security System	\$169	\$878
TOTAL EXPENSES	\$3,817	\$43,778

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MARKET AERIAL



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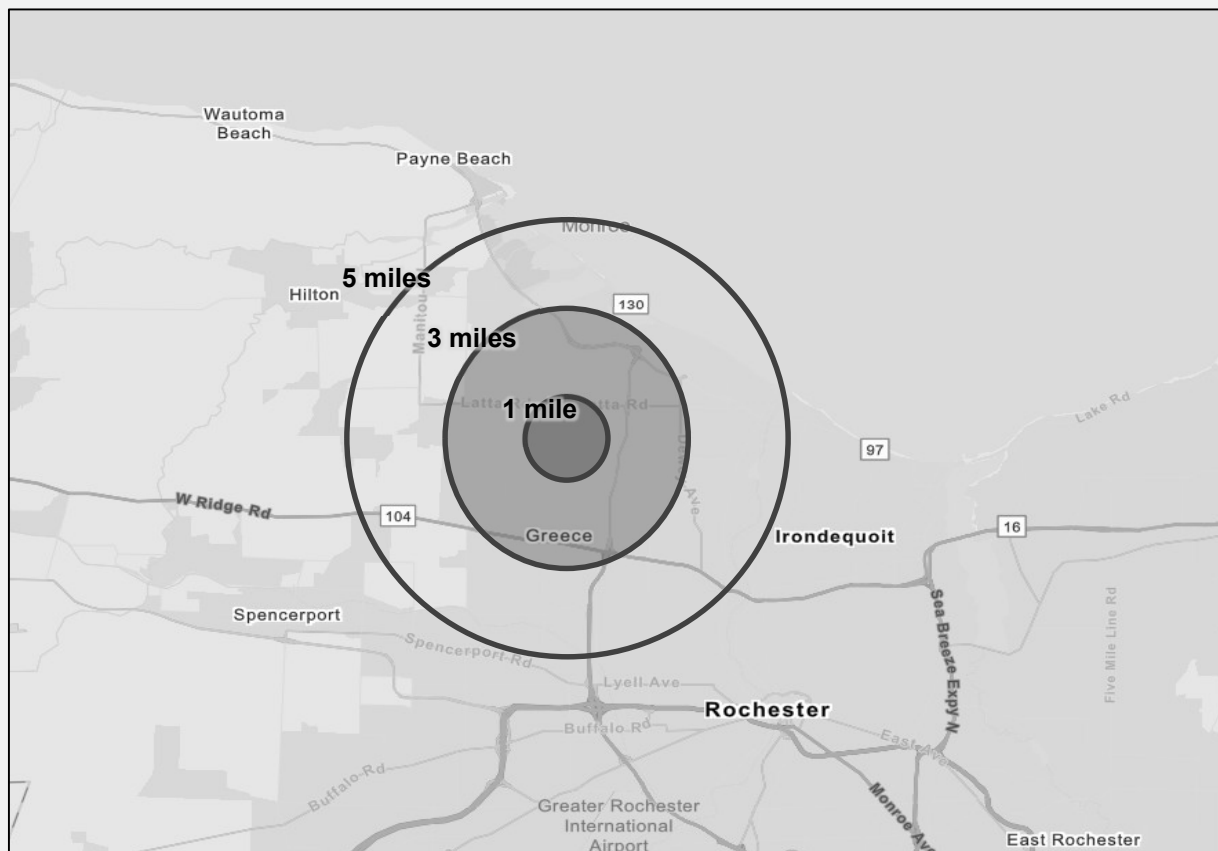


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DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	11,148	56,959	150,959
Daytime Population	7,587	38,437	128,452
Households	5,653	25,730	67,363
Average Household Income	\$72,813	\$84,111	\$85,816



1,070
Businesses



9,900
Employees



\$180,548
Median Home Value



42.9
Median Age

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