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Chiropractor

Chanda Kabita's
BEAUTY & BROWS
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QT Nails

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AVAILABLE
FOR LEAS

FOR SALE

**2316-2322 LYELL AVE,
ROCHESTER, NY 14606**

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COMMERCIAL BROKERAGE • DEVELOPMENT • ASSET MANAGEMENT

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PRICE
1,349,998.00

LOT SIZE
80.00 x 200.00

BUILDING SIZE
7,752 SF

NO. OF UNITS
6 units: 3 retail &
3 second floor office

PROPERTY OVERVIEW

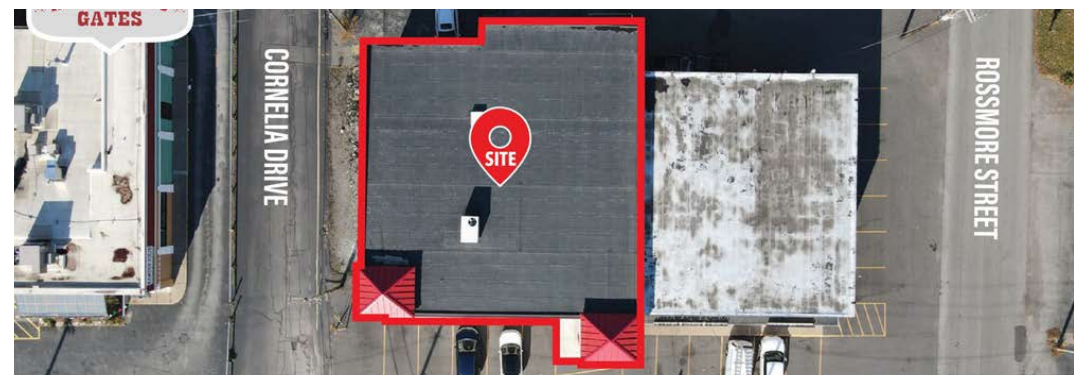
2316–2322 Lyell Avenue is a six-unit mixed-use investment property offering three ground-floor retail suites and three second-floor professional office units on one of Rochester's most active commercial corridors. The property presents a compelling combination of established retail income and a brand-new office component — delivering the best of both a seasoned asset and new construction in a single acquisition.

The ground-floor retail suites are existing units with a proven tenancy history and strong visibility from Lyell Avenue's 28,000+ daily vehicles. The entire second floor is new construction, completed July 2024, featuring three modern office suites built to current codes and standards. Supporting the entire building, a new roof (2023) and all-new mechanical systems — including HVAC, electrical, and plumbing — have been installed, eliminating near-term capital expenditure risk for a new owner.

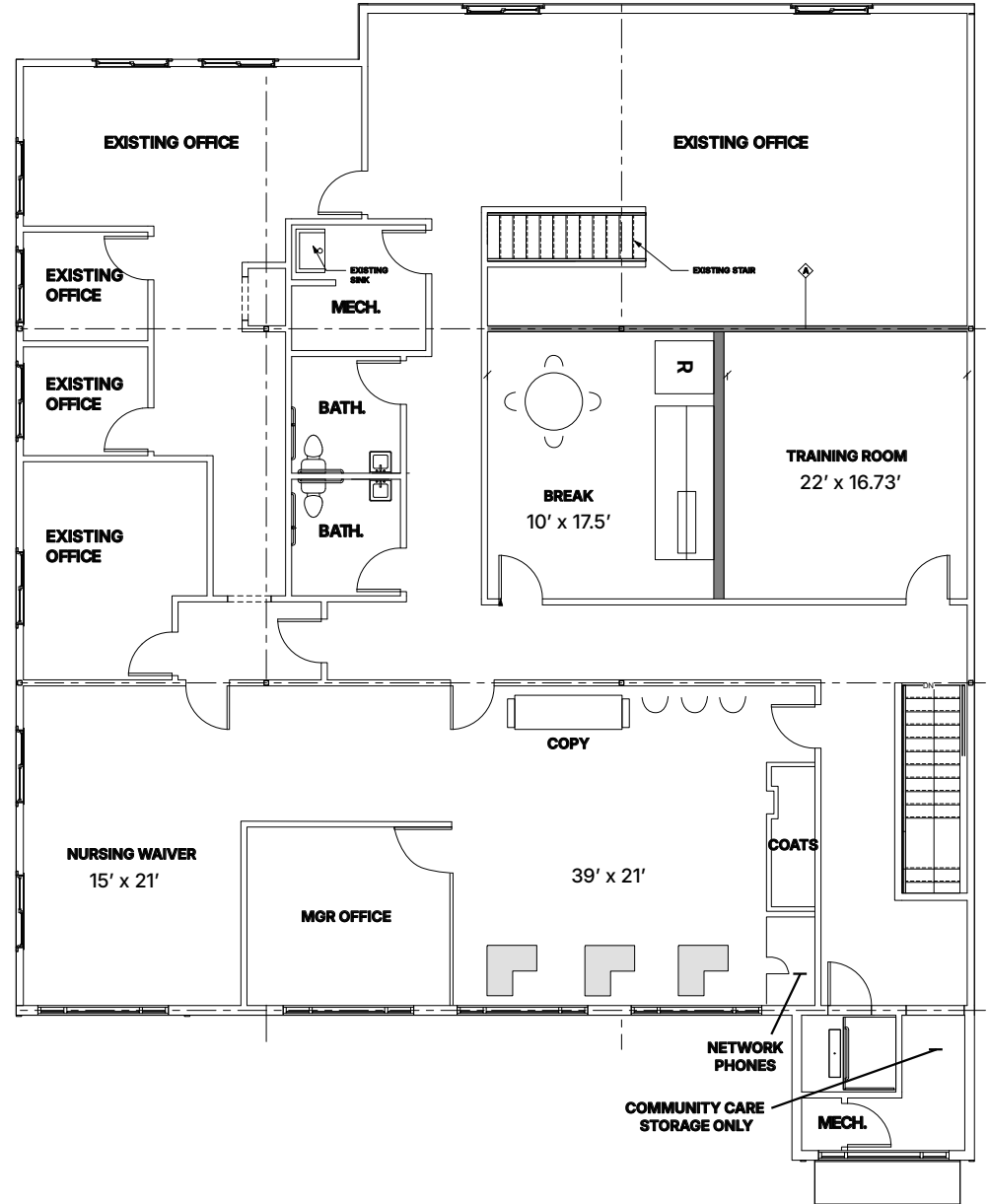
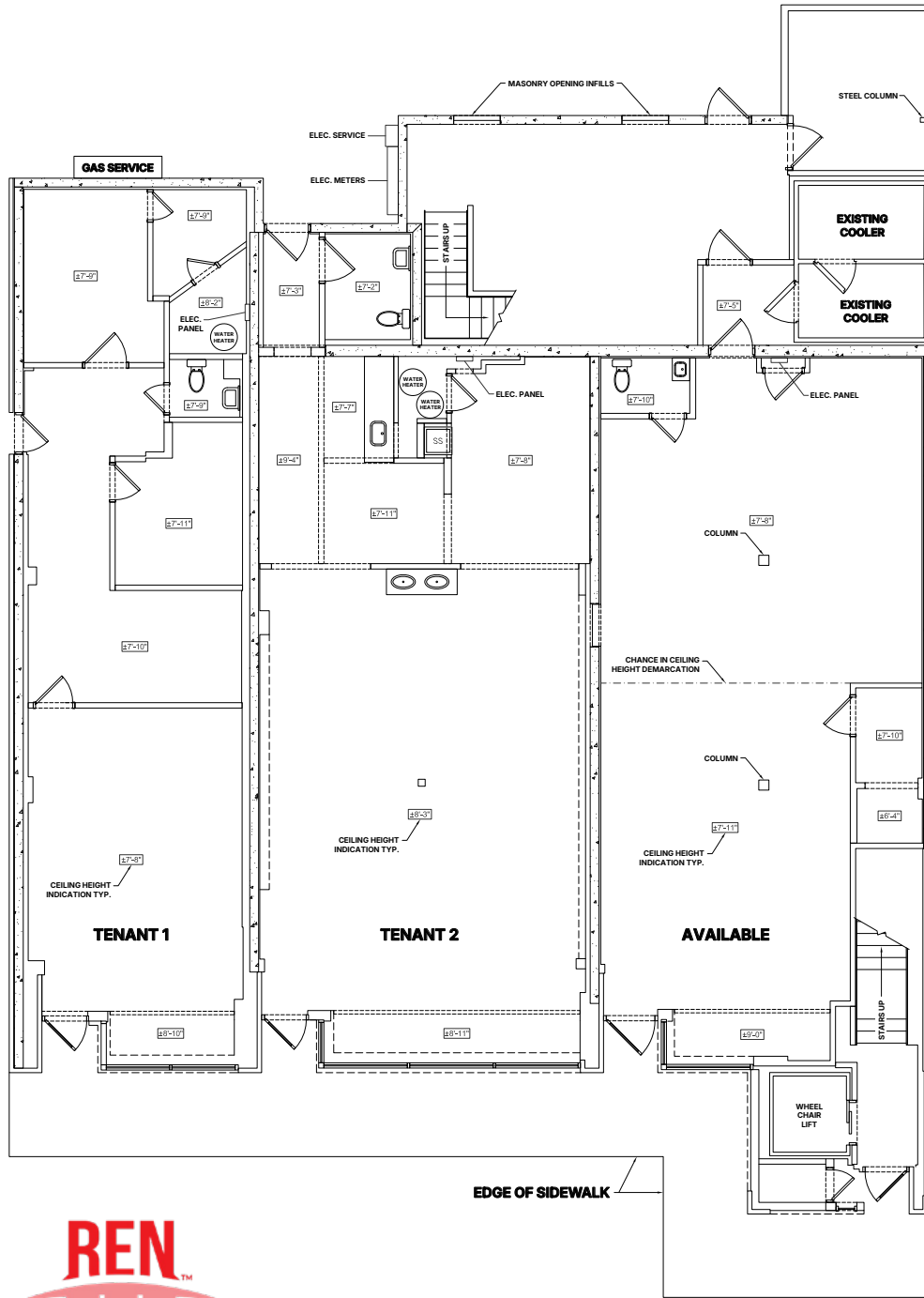
PROPERTY HIGHLIGHTS

- 3 ground-floor retail suites — existing construction with proven tenancy
- 3 second-floor office suites — entirely new construction, completed July 2024
- New roof (2023) and all-new mechanicals — HVAC, electrical, and plumbing throughout
- Direct visibility from Wegmans — a regional grocery anchor generating consistent daily foot traffic
- Surrounded by national retailers on a corridor with 28,000+ vehicles per day
- Public bus line, Routes 390 & 490 access, close proximity to Rochester International Airport

SUMMARY



FLOOR PLAN





237,352
POPULATION(5mi / 2023)

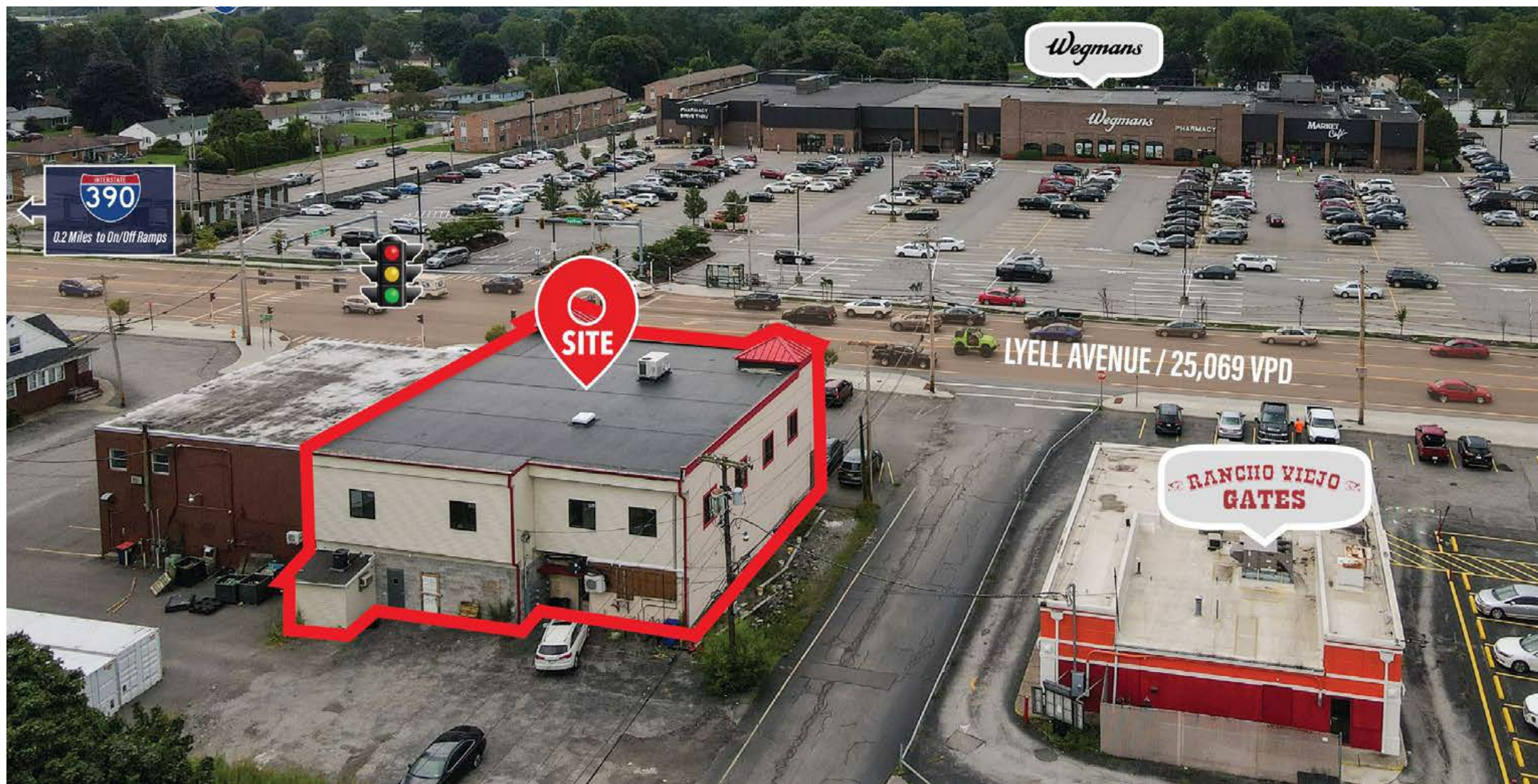


\$83,413
AVG. HH INCOME (1mi / 2023)



31,804
ESTIMATED HH (3mi / 2023)

SOUTHEAST AERIAL



NORTHWEST AERIAL



GATES MEMORIAL PARK
(Community Park)
"Memorial Park is a 30-acre park located at 160 Spencerport Road. The park features 3 ball diamonds, 2 football/soccer fields, natural pond, playground, bocce court, and rest rooms. ADA restroom facilities are located inside the building for shelter patrons. An open pavilion is available for rental."
<https://gatesrecparks.org/Default.aspx?id=24>

LYELL AVENUE / 25,069 VPD

Great Clips
Little Caesars Pizza
RAC

Citizens Bank®

SITE
2316-2322
LYELL AVE
Property is Adjacent to Rancho Viejo

RANCHO VIEJO
GATES





INCOME & EXPENSES



INCOME SUMMARY

Base Rent \$115,888.60

EXPENSE REIMBURSEMENT INCOME

Real Estate Taxes \$22,725.56

Insurance \$5,112.00

Common Area Maintenance \$13,900.00

EXPENSES SUMMARY

Water \$1,200.00

School Tax \$11,437.94

Property Taxes \$11,287.62

Trash Removal \$1,200.00

Property Insurance \$5,112.00

Internet Spectrum \$1,108.73

Maintenance & Repairs \$1,426.00

Snow Removal \$5,000.00

Security System Monitoring \$980.59

Utilities \$6,500

TOTAL EXPENSES \$45,252.88

NET INCOME \$96,334.19



RENT ROLL

TENANT	SUITE #	SUITE SF	LEASE START	LEASE END	ANNUAL BASE RENT	LEASE TYPE	PRICE PER SF/YR.
Chanda Kabita Beauty Salon	1	1,098 SF	01/01/23	12/31/29	\$20,532.60	NNN	\$18.70
QT Nails	2	1,364 SF	08/17/92	05/31/29	\$24,720.00	NNN	\$18.12
K Asian Grocery	3	1,865 SF	TBD	TBD	\$16,704.00	NNN	\$8.98
Community Care 2316 Ste 1	1	1,830 SF	07/01/24	08/31/29	\$31,768.00	Gross	\$17.36
Performance Health Advisors Ste 2	2	847 SF	05/01/24	04/30/29	\$17,964.00	Gross	\$21.21
MTM storage		748 SF	12/01/24	06/29/29	\$4,200.00	Gross	\$5.61
TOTALS		7,752 SF			\$115,888.60		



FINANCIAL SUMMARY

INVESTMENT OVERVIEW

Price	\$1,349,998.00
Price per SF	\$171.15
CAP Rate	7.14%

OPERATING DATA

Gross Scheduled Income	\$141,587.07
Operating Expenses	\$45,252.88
Net Operating Income	\$96,334.19

