

**1850-1860 BUFFALO ROAD
TOWN OF GATES, NEW YORK**



FOR SALE
TWO - 9,680 SQUARE FOOT OFFICE BUILDINGS

- **Address:** 1850-1860 Buffalo Road
- **Town/County:** Town of Gates / Monroe County / New York
With a mailing address of Rochester, New York 14624
- **Location:** Located on Buffalo Road, just east of the I-490 Expressway
- **Zoning:** Profession Office Building
- **Tax ID Number:** 119.100-0001-076.13000
- **Year Built:** 1997
- **Site Size:** 4.53 Acres
- **Building Size:** 19,360 square feet – consisting of two identical profession buildings of 9,860 square feet each)
- **Sale Price:** \$2,000,000
- **Real Estate Taxes:** \$41,478 for year 2026
- **Parking:** 150 surface spaces
- **HVAC:** Fully heated and air conditioned – Zoned for individual office suites.
- **Lighting:** Combination of LED and Fluorescent lighting
- **Electrical Service:** Individual office suites are fully metered for electrical services.
- **Roof:** Hip style with wood trusses and asphalt shingles
- **Sprinklers:** None
- **Security:** Individual systems for office suites.
- **Description:** Brick, professional office buildings with Class A finishes. Conveniently located on Buffalo Road near the I-490 Expressway



moore corporate real estate, inc.

1892 south winton road, suite 100
rochester, ny 14618
phone: 585.546.4170
www. moorecre.com

1850-1860 BUFFALO ROAD

TOWN OF GATES, NEW YORK



The two professional office buildings located at 1860-1860 Buffalo Road in the Town of Gates, New York are the former location of medical offices affiliated with the University of Rochester Medical Center. More recently, the buildings have been converted profession office spaces that are leased to tenants in the social services field. The site is being presented for sale as a investment property. The well-maintained buildings lend themselves for profession office space or medical office space.

The property features attractive curb appeal, abundant free parking, and a convenient location near the Gates-Chili Pubic School as well as the retail services provided at the Westmar Plaza and the West Gates Shopping Center, both of which are located near the intersection of Buffalo Road and Pixley Road. The I-490 Expressway is a short distance to the property.



moore corporate real estate, inc.

For additional information, please contact:

Paul Campbell
585.546.4170 x 304
paul.campbell@moorecre.com