



1425 University Ave

Rochester, NY 14607



eXp Commercial | 165 Broadway Suite 23rd Floor | New York, NY 10006 |

Michael Conroy

585.735.7739
michaelconroyrealty@gmail.com

Richard Rock

585.217.7800
richard.rock7800@gmail.com

FOR SALE | 1425 University Ave

Rochester, NY 14607



Offering Summary

Sale Price:	\$1,500,000
Building Size:	27,244 SF
Lot Size:	1.3 Acres
Price / SF:	\$55.06
Year Built:	1965
Zoning:	C-2 Community Center
Market:	Rochester
Traffic Count:	15,724

Property Overview

1425 University Ave is a unique opportunity to own a versatile property in the heart of Rochester, NY. This ±27,244 SF flex building is perfect for businesses looking for a strategic location with high visibility and easy access to major highways like I490 and I590. Situated on a spacious 1.3-acre lot, this property features a uniquely designed layout with 4,000 SF of office space and an impressive 23,244 SF of manufacturing area. The building boasts high ceilings, 3-phase heavy electric, and ample parking with room for 45 cars. Conveniently located in the thriving Northeast side of the city, this property is surrounded by a variety of retailers, manufacturers, and offices. It offers incredible potential for businesses needing light industrial warehouse space with a large office area. With its C-2 Community Center zoning, this property accommodates many uses, making it a valuable investment for savvy entrepreneurs and commercial investors.

Property Highlights

- Flex Building
- 45-Car Parking
- 3-Phase Heavy Electric
- High Visibility

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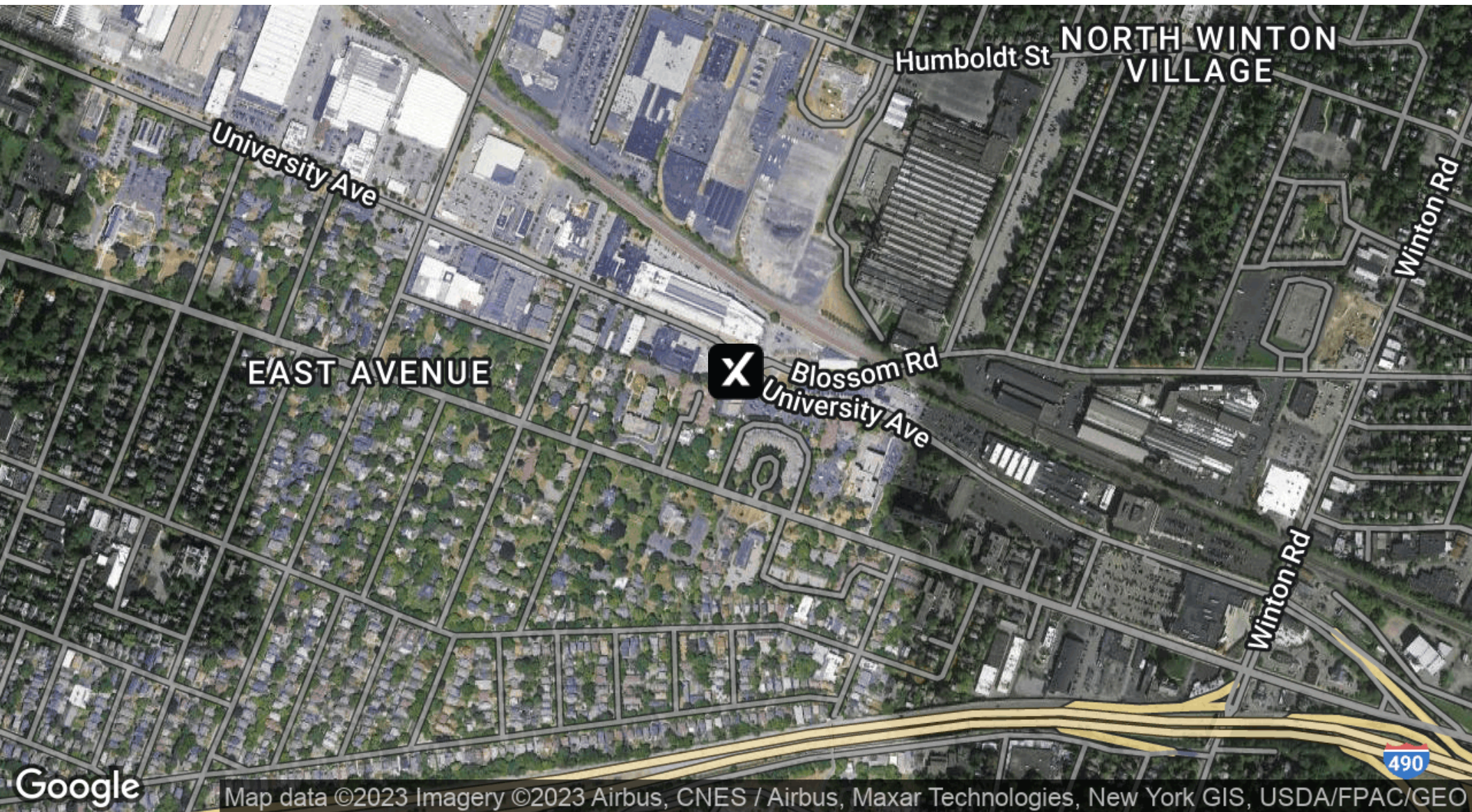
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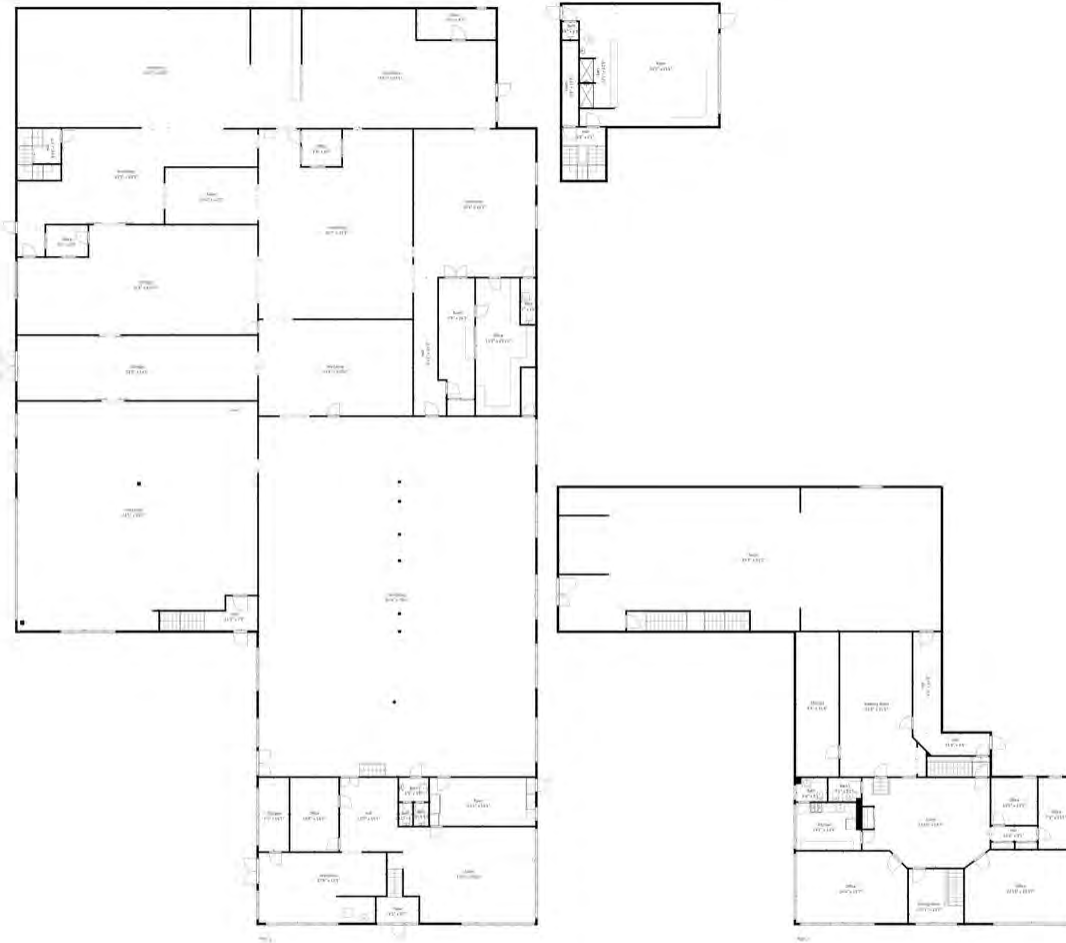
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Estimated areas

GLA FLOOR 1: 78 sq. ft, excluded 19215 sq. ft
GLA FLOOR 2: 6627 sq. ft, excluded 309 sq. ft
Total GLA 6705 sq. ft, total scanned area 26229 sq. ft

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.



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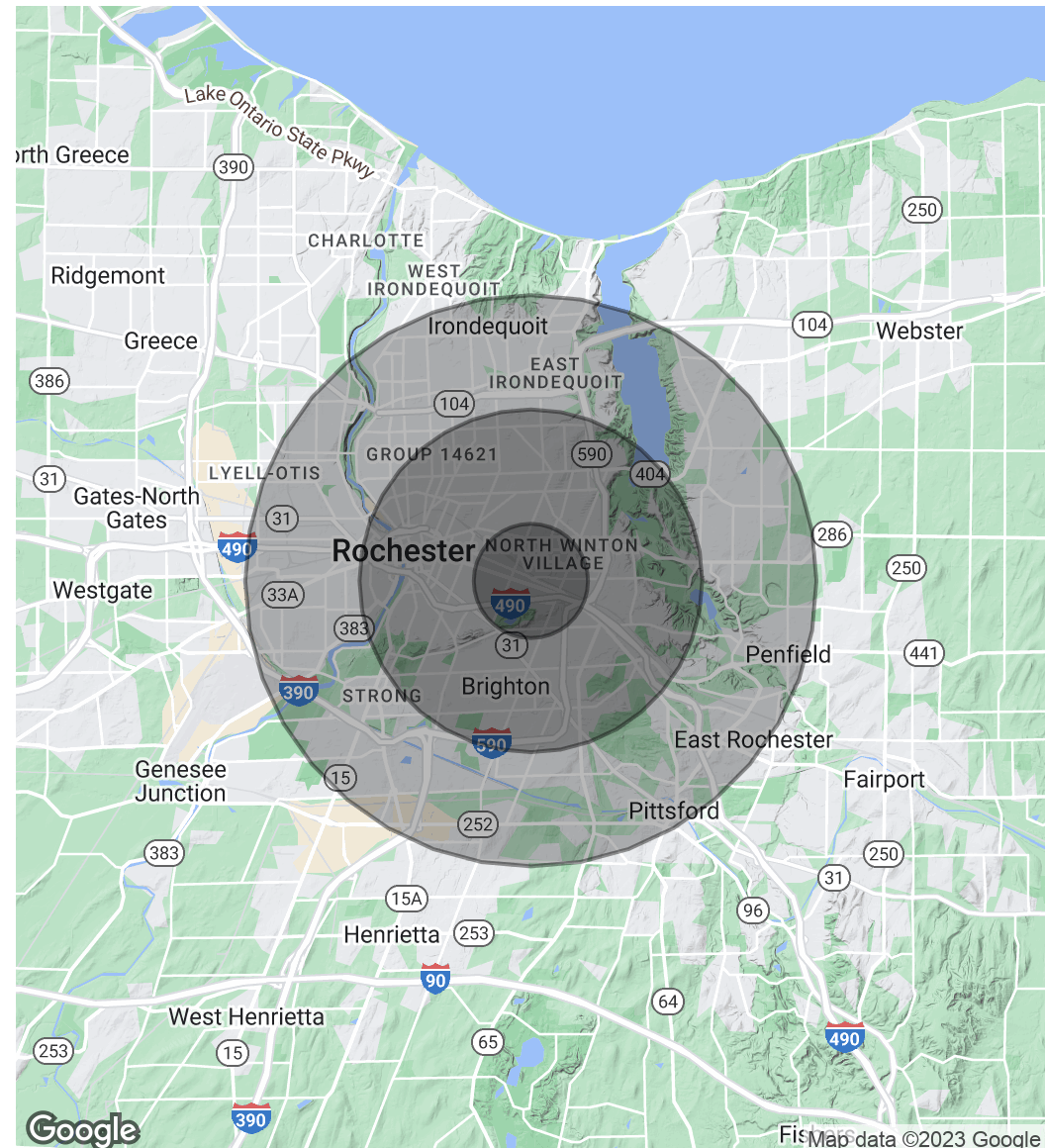
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Population	1 Mile	3 Miles	5 Miles
Total Population	16,809	135,649	301,824
Average Age	36.0	37.1	37.1
Average Age (Male)	35.5	36.0	35.5
Average Age (Female)	37.2	38.6	38.9

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	9,873	68,642	141,815
# of Persons per HH	1.7	2.0	2.1
Average HH Income	\$75,583	\$69,283	\$64,689
Average House Value	\$190,501	\$134,068	\$123,089

* Demographic data derived from 2020 ACS - US Census



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Michael Conroy

Associate Real Estate Broker

Direct: 585.735.7739 **Cell:** 585.802.3327
michaelconroyrealty@gmail.com

NY #10301218830



Richard Rock

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Direct: 585.217.7800 **Cell:** 585.217.7800
richard.rock7800@gmail.com

NY #30R01055945

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