



SUMMARY

Sale Price:	\$2,200,000
Lease Rate:	\$17.00 SF/yr (NNN)
Building Size:	9,942 SF
Available SF:	3,300 - 9,942 SF
Lot Size:	2.45 Acres
Parking:	57 Spaces
Year Built:	2001
Zoning:	MC - Medium Density Commercial
Property Taxes:	\$39,995.28 - 2026
Parcels:	079.16-1-27.22 079.15-1-8.112

OVERVIEW

Medical Office building in a prime Webster location for Sale or Lease. This building is currently configured with two suites that are separately metered. There is a full basement, the larger portion of which has been finished to meet code for storage. The building was built so that an elevator to the basement could be installed if needed as well.

Suite 100 was previously a pharmacy and doctor's office. These portions are separate with the pharmacy being 2,100 SF and the doctor's office being 1,200 SF. The pharmacy portion has a large open front area with 3 interconnected rooms, a bathroom, an exam room and rear/side exit. The doctor's office portion has 4 exam rooms, a nurse station room, a restroom, a small front office and waiting room. There is a shared restroom in the vestibule as well.

Suite 200 was previously a medical office and is comprised of a large waiting room area with skylights and receptionist windows. On the opposite side of the windows, there is a front office area and nurse station behind that. This area is surrounded on three sides by 18 exam rooms, 9 offices, 3 restrooms, a treatment room and a conference/break room. There is a rear/side entrance/exit to the space and a shared restroom in the vestibule as well.

Webster Commons Boulevard is accessed via Ridge Road (NYS Route 404) at a traffic signal, with Webster Towne Center located directly opposite. NYS Route 104 is approximately 1 mile away. Amenities of every option are readily available.

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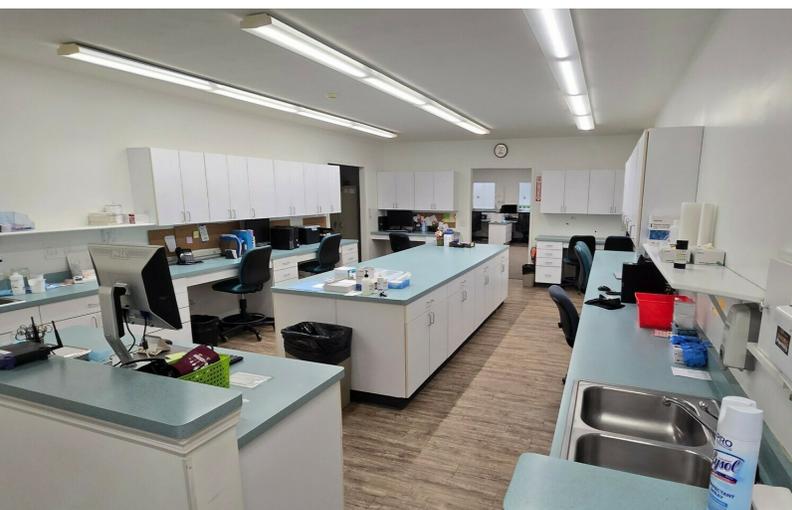
ANCHOR REAL ESTATE ADVISORS LLC

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PROPERTY HIGHLIGHTS

- Sale Price \$2,200,000
- 9,992 SF Multi-tenant Office Building
- Full Basement
- Property Taxes = \$39,995.28 - 2026
- Additional 1.02 Acres of adjoining land



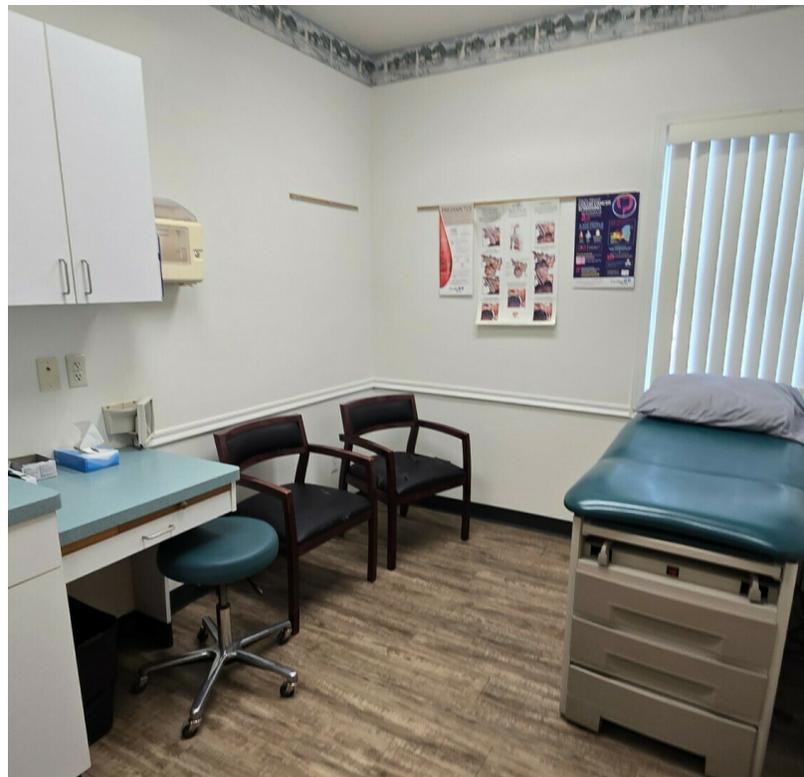
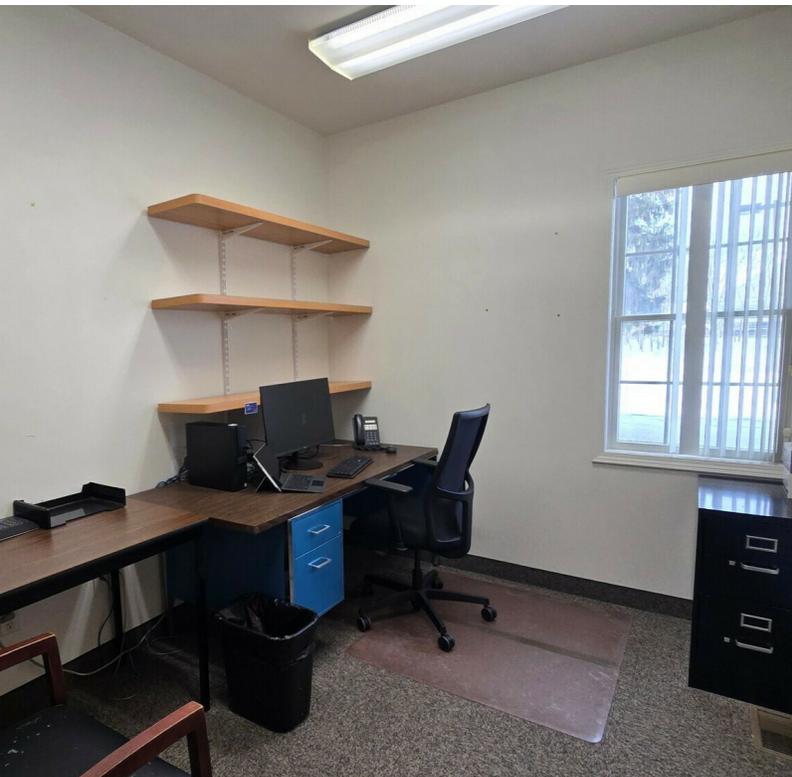


PROPERTY HIGHLIGHTS

- Prime Webster Location
- 9,942 SF Multi-tenant Medical Office Building
- Suites Ranging 3,300 SF to 6,642 SF
- 57 Parking Spaces
- Full Basement
- Additional 1.02 Acres of adjoining land

45 WEBSTER COMMONS BLVD.
Webster, NY 14580

SUITE 200



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SUITE 100 - PHARMACY



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SUITE 100 - DOCTOR'S OFFICE



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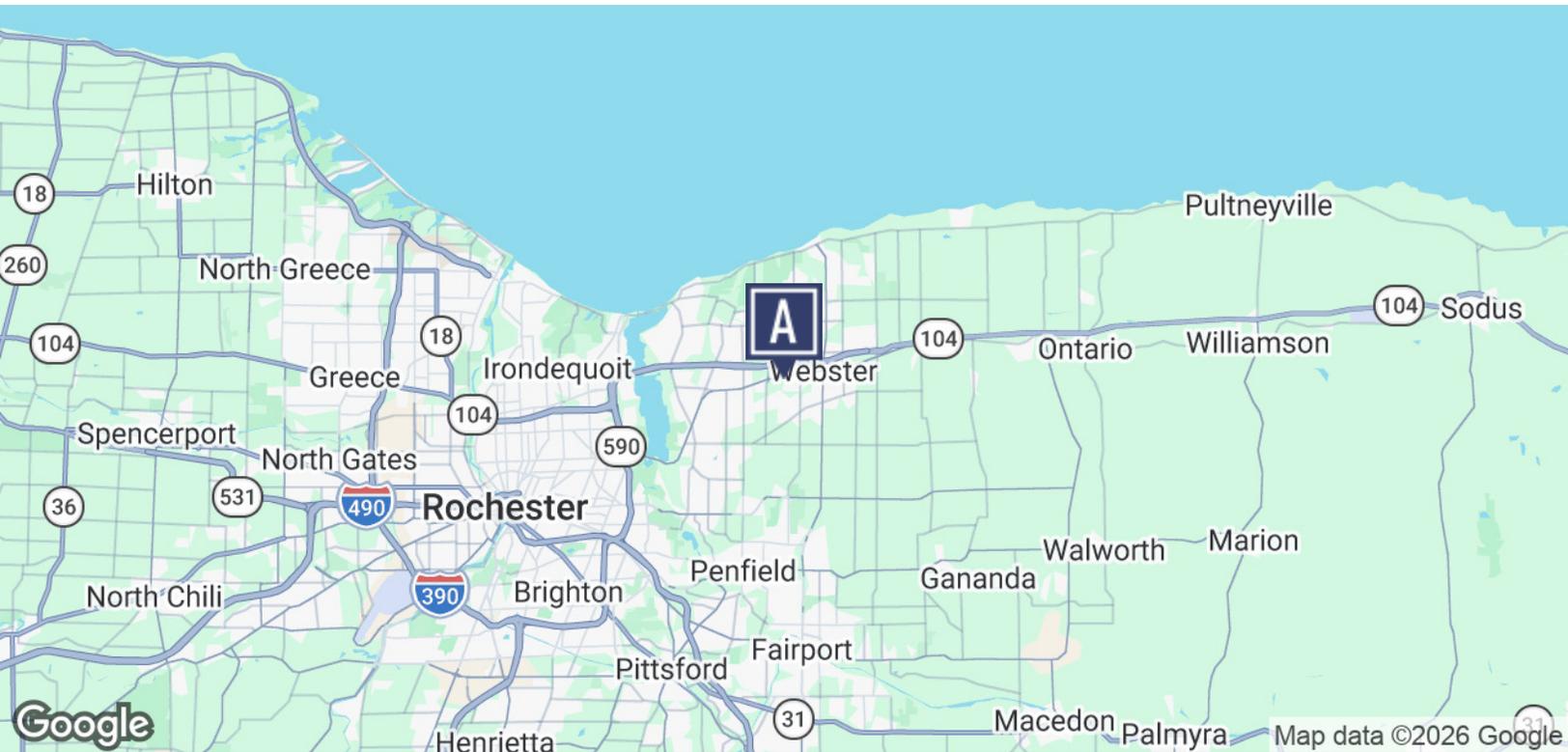
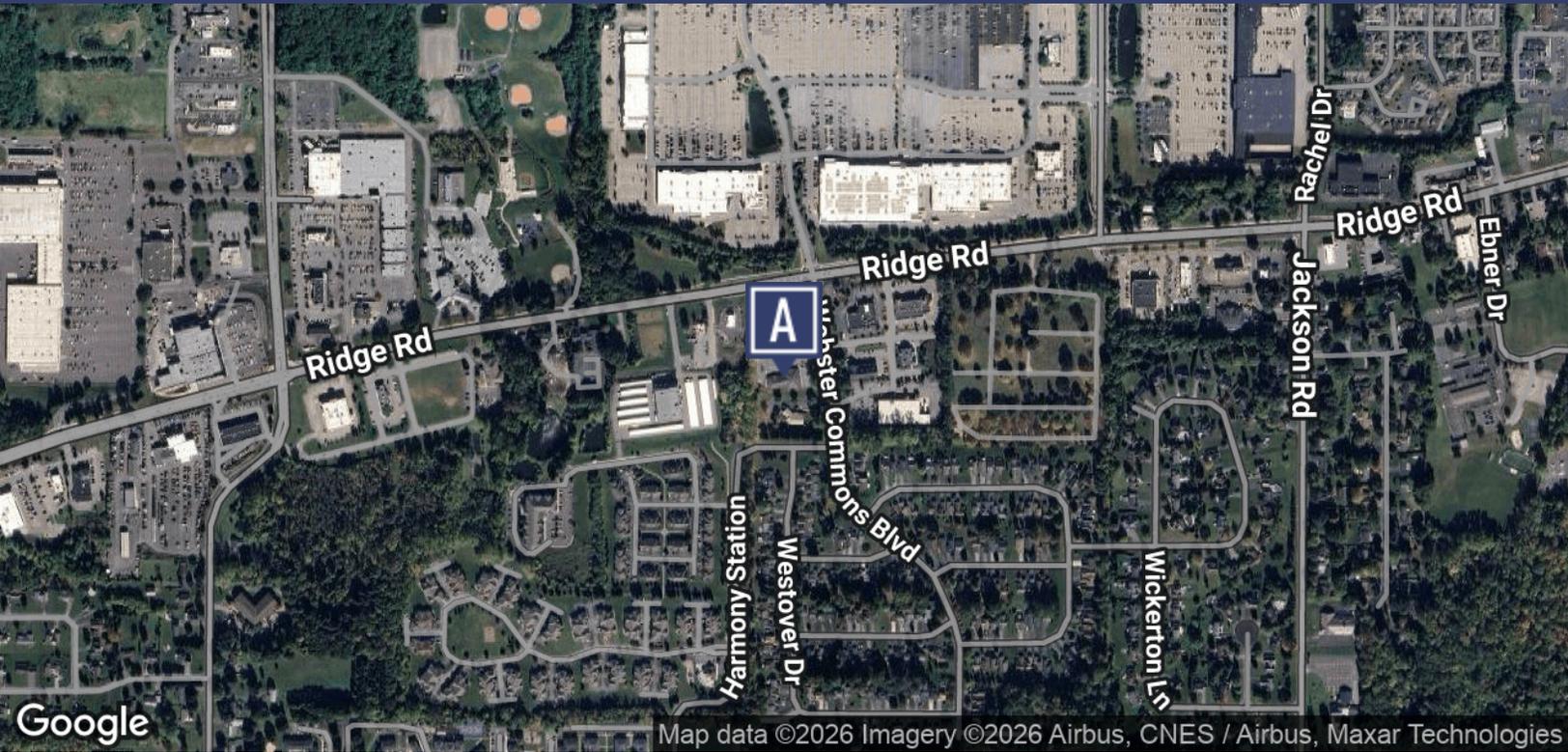
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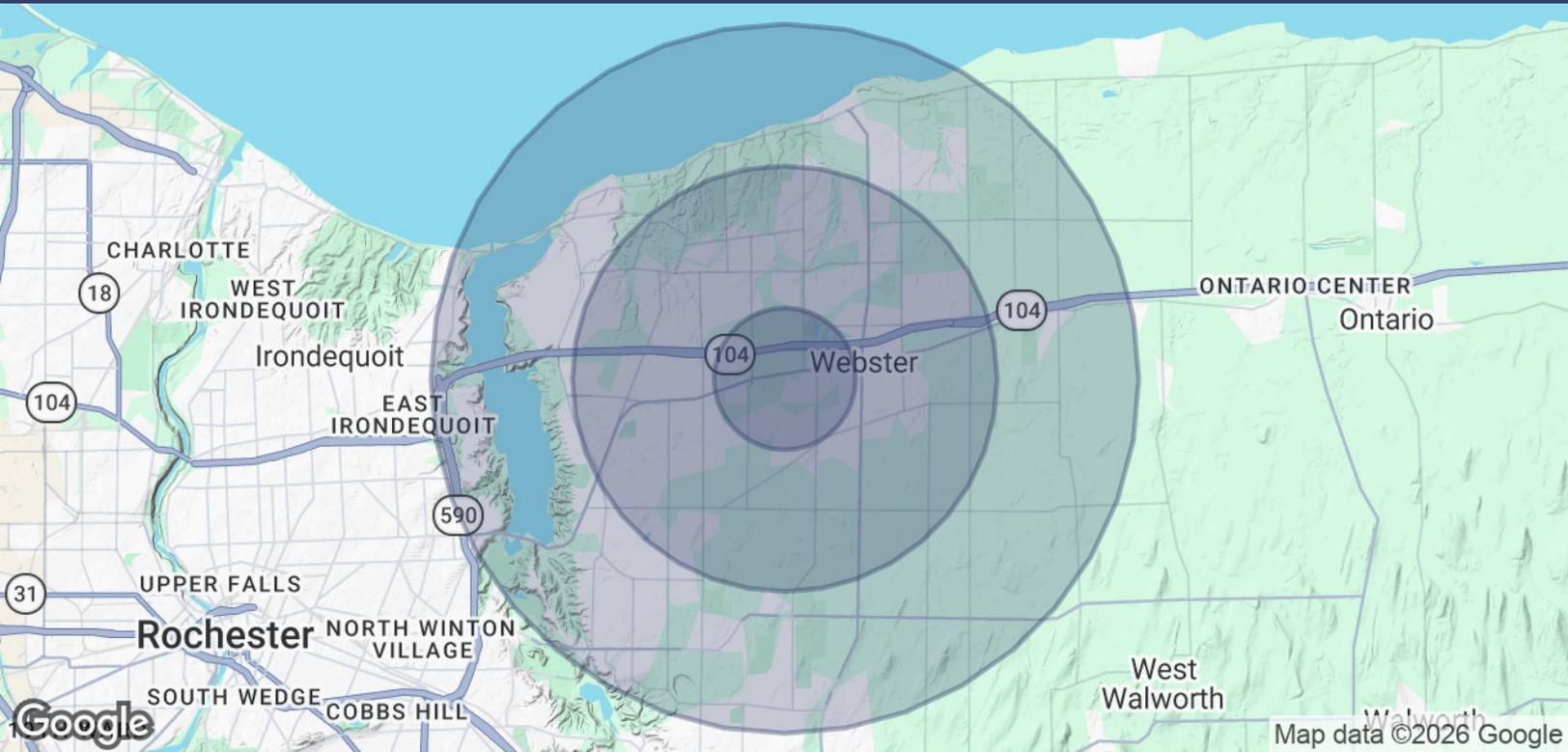
OUTLINE OF TAX PARCELS



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LOCATION MAPS





POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,214	43,787	80,673
Average Age	48	44	44
Average Age (Male)	45	43	43
Average Age (Female)	51	46	46

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,784	18,620	33,810
# of Persons per HH	1.9	2.4	2.4
Average HH Income	\$85,578	\$122,225	\$127,206
Average House Value	\$267,926	\$304,071	\$306,340

Demographics data derived from AlphaMap