



SUMMARY

Sale Price:	\$995,000
Building Size:	20,588 SF
Lot Size:	0.83 Acres
Price / SF:	\$48.33
Year Built:	1960
Zoning:	M1 - Industrial

OVERVIEW

There are two (2) buildings on this property, one of 6,940 SF that is in shell condition, and one of 13,648 SF. The larger one is built out with 1,200 SF of offices, and has one Truck Dock, two Bumper Height Docks and one Drive In Overhead Door (10'w x 12'h). The property is .83 Acres. The driveway between the buildings leads to a courtyard for outdoor storage.

Situated in Rochester, NY, the area surrounding the property is an ideal fit for Industrial and Manufacturing uses. Rochester is known for its strong industrial legacy and a robust manufacturing sector, providing a skilled workforce and logistical advantages. Nearby, the proximity to major highways - Interstates 390 and 490 and the Greater Rochester International Airport ensures seamless connectivity for businesses.

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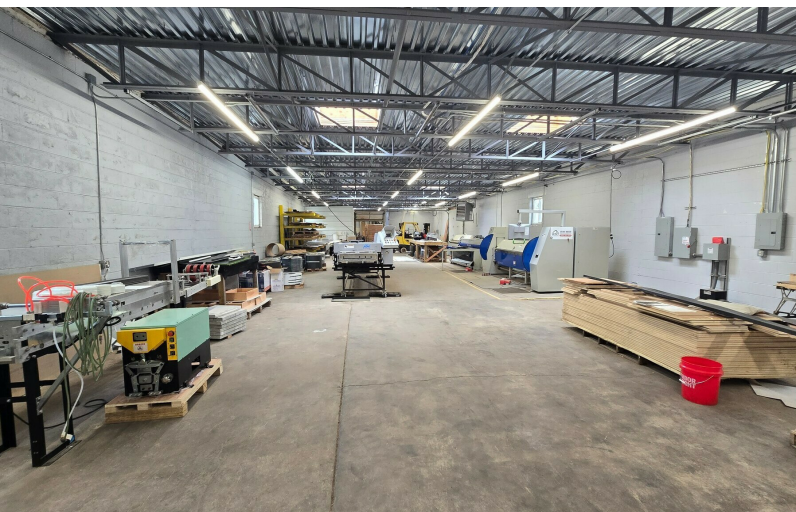
93 - 95 LAGRANGE AVENUE
Rochester, NY 14613

PHOTOS



HIGHLIGHTS

- Available for sale at \$995,000
- 20,588 square feet between 2 buildings on the same parcel
- Constructed in 1960
- Zoned M1 - Industrial
- Strategic location in Rochester area



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ADDITIONAL PHOTOS

