



3839 W Ridge Rd

3839 W Ridge Rd, Rochester, NY 14626



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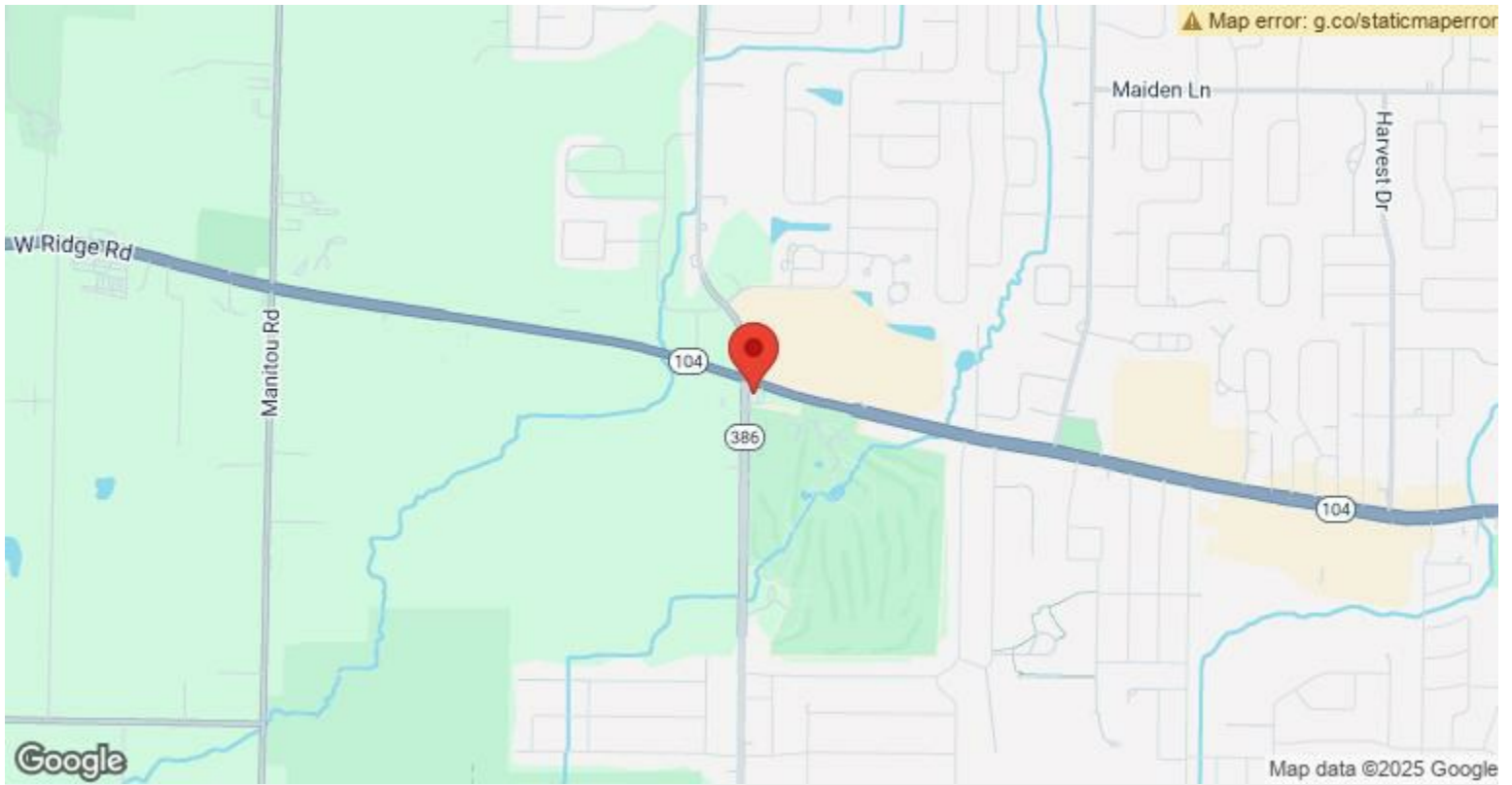
\$900,000

Corner with traffic light. Original term expires 12-31-2022. 2 five year options 10% increase per option. 1,423 square feet...

- Located near Ridge Road West
- Located 2 miles to the nearest retail mall
- The property is easily accessible 3 or 4 miles from 531 Expressway.
- The location being a corner lot makes it easy to get in and out.



Price:	\$900,000
Property Type:	Retail
Property Subtype:	Freestanding
Building Class:	C
Sale Type:	Investment
Cap Rate:	5.00%
Lot Size:	0.24 AC
Gross Building Area:	1,423 SF
No. Stories:	1
Year Built:	1987
Tenancy:	Single
Parking Ratio:	4.94/1,000 SF
Clear Ceiling Height:	12 FT
Zoning Description:	05
APN / Parcel ID:	262800-073-040-0002-002-000



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Property Photos



Building Photo



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