

4 VACANT INDUSTRIAL LOTS SOLD IN PAIRS

15, 19, 41 & 45 Sherer Street

Rochester, NY 14611



VENTURE
BROKERAGE GROUP

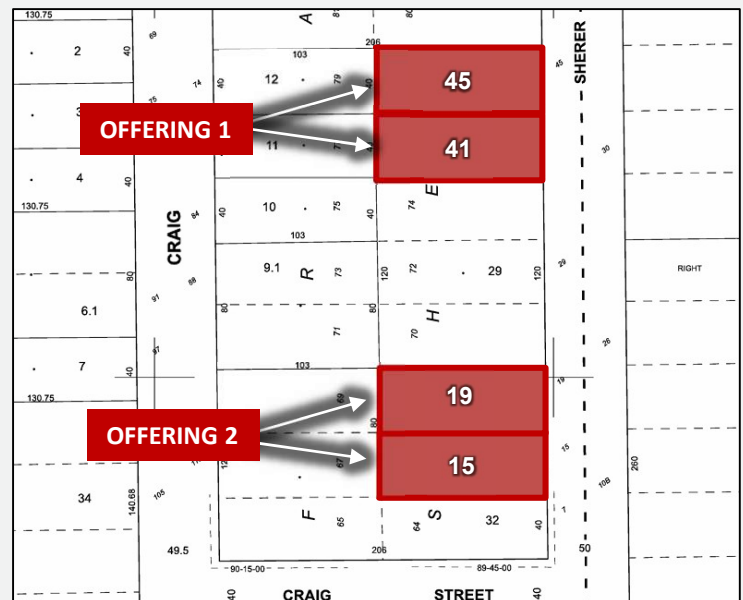


AVAILABLE OPPORTUNITY

- » FOR SALE
- » Parcel Asking Price:
 - Offering 1: 15 and 19 Sherer St (\$50,000)
 - Offering 2: 41 and 45 Sherer St (\$50,000)
 - Total package: \$100,000
- » Four vacant industrial lots, each lot consisting of 0.09-acres with a total of 0.36-acres

PROPERTY HIGHLIGHTS

- » Affordable industrial land opportunity with good access to Rochester's west-side industrial corridors
- » Parcels rezoned to M-1 Industrial Zoning District, supporting the industrial character and flexible potential future utilization of the properties, subject to municipal approvals
- » Attractive option for nearby businesses seeking additional land for potential parking, equipment or vehicle storage, operational expansion or other complementary uses
- » Proximity to Buffalo Road & Interstate 490, minutes from the Buffalo Road commercial and industrial corridor, with connections to I-490, I-390 and other major Rochester transportation routes



FOR MORE INFORMATION, PLEASE CONTACT:



JEFFREY DICESARE
Licensed Real Estate Salesperson
585.503.4929 (c)
Jeffrey@VentureBrokerageGroup.com

4 VACANT INDUSTRIAL LOTS SOLD IN PAIRS

15, 19, 41 & 45 Sherer Street

Rochester, NY 14611



VENTURE
BROKERAGE GROUP

PROPERTY PHOTOS



FOR MORE INFORMATION, PLEASE CONTACT:



JEFFREY DICESARE

Licensed Real Estate Salesperson

585.503.4929 (c)

Jeffrey@VentureBrokerageGroup.com

© 2026 Venture Brokerage Group | 157 Rue de Ville | Rochester, NY 14618

VENTUREBROKERAGEGROUP.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. You should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant or other professional advisor.

4 VACANT INDUSTRIAL LOTS SOLD IN PAIRS

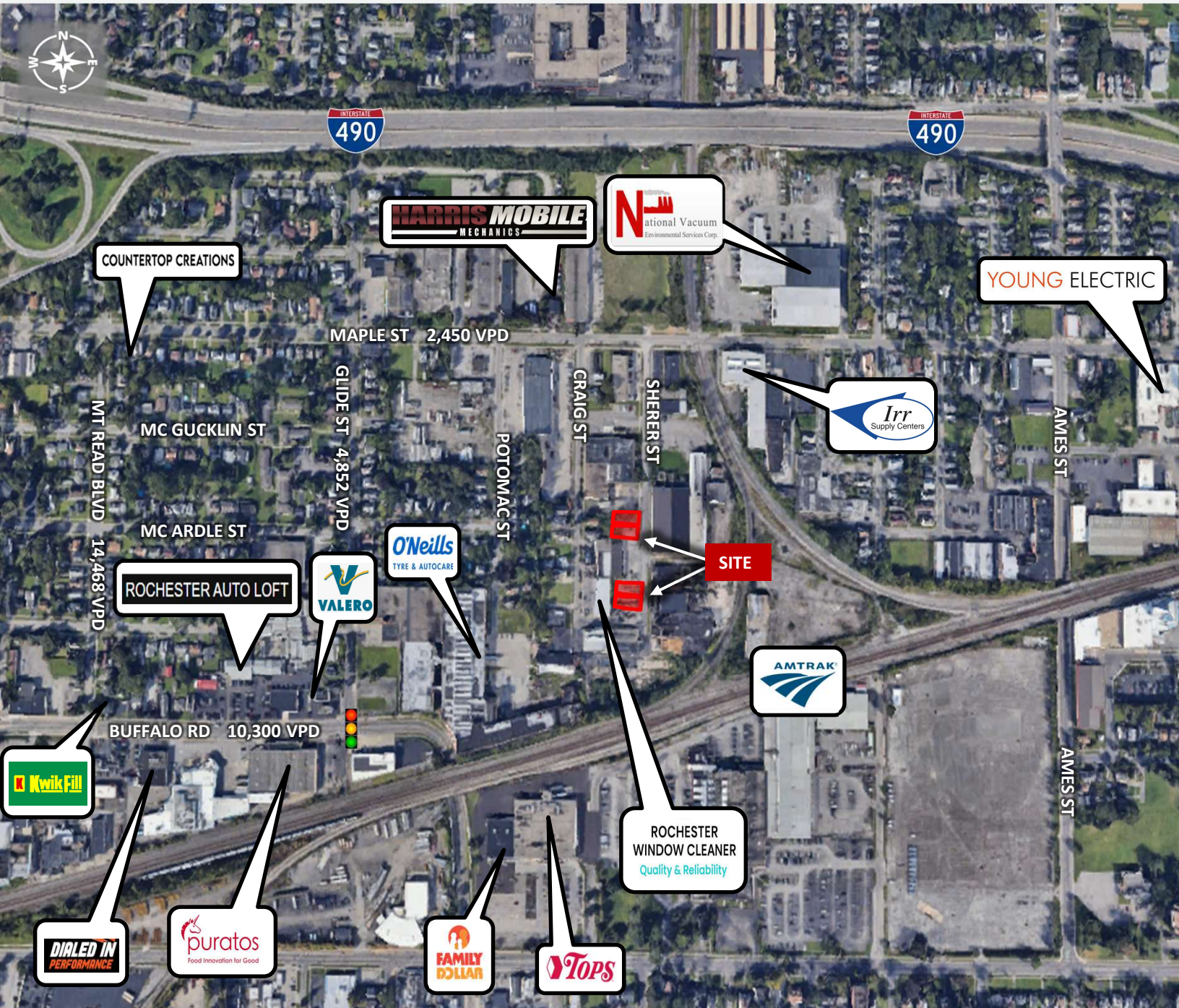
15, 19, 41 & 45 Sherer Street

Rochester, NY 14611



VENTURE
BROKERAGE GROUP

MARKET AERIAL



FOR MORE INFORMATION, PLEASE CONTACT:



JEFFREY DICESARE
Licensed Real Estate Salesperson
585.503.4929 (c)
Jeffrey@VentureBrokerageGroup.com

4 VACANT INDUSTRIAL LOTS SOLD IN PAIRS

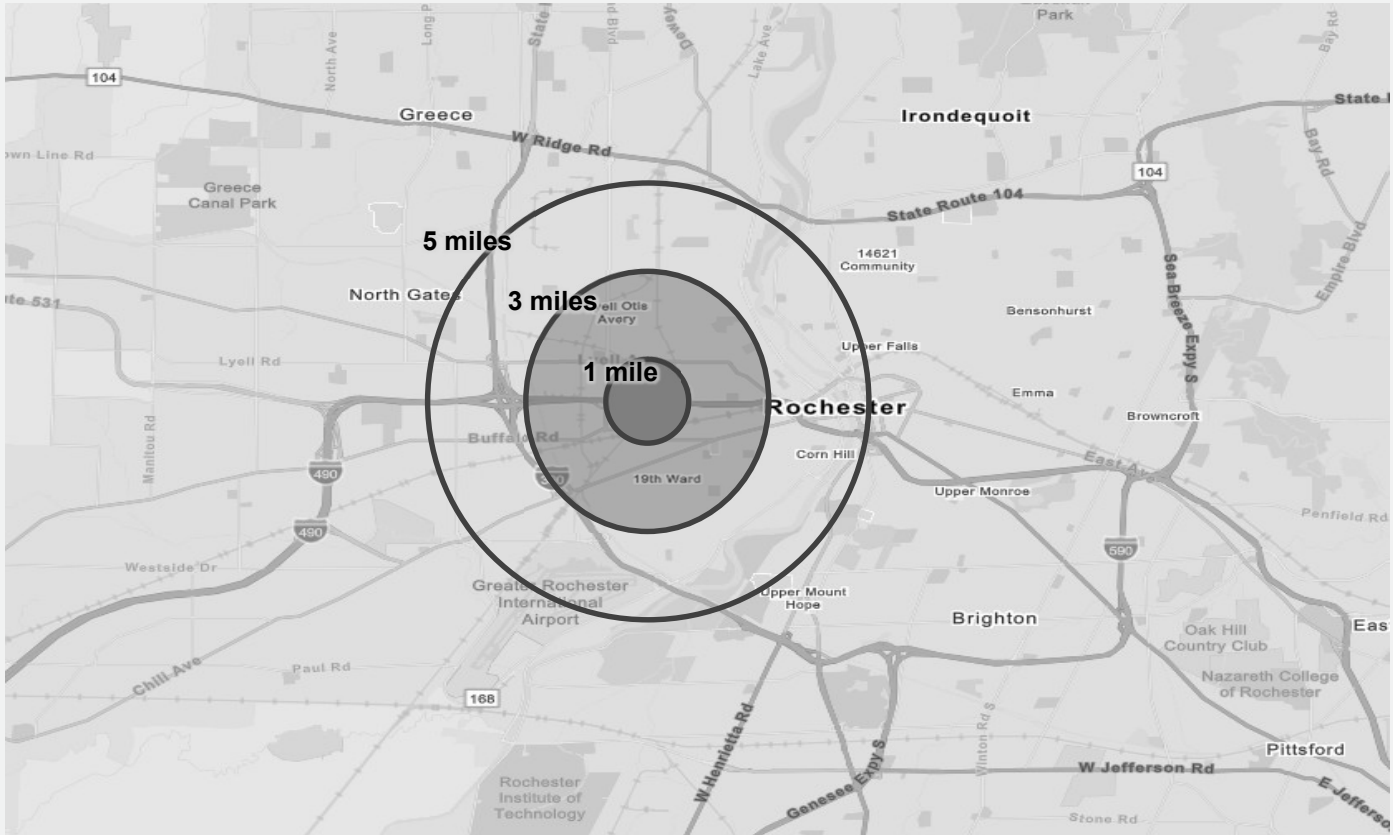
15, 19, 41 & 45 Sherer Street

Rochester, NY 14611



VENTURE
BROKERAGE GROUP

DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	20,420	132,296	299,370
Daytime Population	22,856	175,020	371,009
Households	8,182	57,206	132,269
Average Household Income	\$60,925	\$68,117	\$80,411



6,366
Businesses



107,407
Employees



\$142,626
Median Home Value



33.9
Median Age

FOR MORE INFORMATION, PLEASE CONTACT:



JEFFREY DICESARE
Licensed Real Estate Salesperson
585.503.4929 (c)
Jeffrey@VentureBrokerageGroup.com