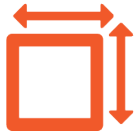


FOR SALE

7931 RAE BLVD, VICTOR, NY 14564

 **Caliber**
Commercial Brokerage



29,500 +
SF AVAILABLE



DRIVE-IN
DOOR



\$2,999,900
LIST PRICE

OFFERING SUMMARY

Property Type	Office/Light Industrial
Building Size	28,000 ± SF & 1,500 ± Storage Bldg
Lot Size	3.80 ± Acres
County	Ontario
Year Built	1999
Parking	85 Spaces
Zoning	Light Industrial
List Price	\$2,999,900

PROPERTY HIGHLIGHTS

- Well-maintained office/light industrial property in a desirable, park-like setting
- Excellent condition with convenient access to the NYS Thruway
- Durable stone construction offering long-term stability and curb appeal

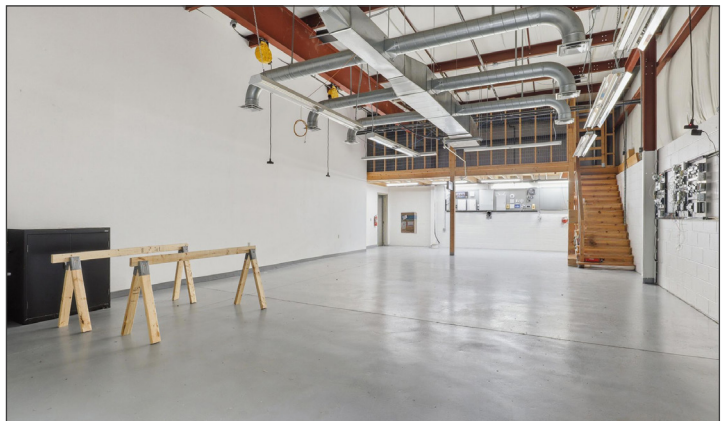


DEMOGRAPHICS	3 Miles	5 Miles	7 Miles
Population	9,430	35,177	84,114
Median HH Income	\$155,221	\$140,287	\$122,540
Households	3,694	13,896	34,190
Daytime Population	13,274	30,715	57,603

FOR SALE

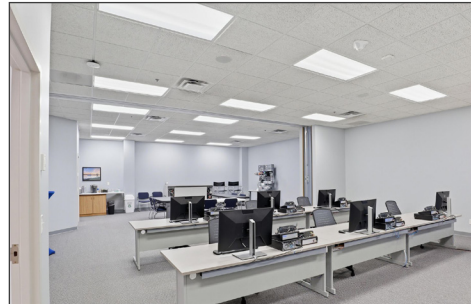
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