



moore corporate real estate

## 39 Washington Avenue



### FOR SALE – COMMERCIAL BUILDING

- **Address:** 39 Washington Avenue, Batavia New York 14020
- **Location:** Located near the intersection of Oak Street and West Main Street.
- **Town/County:** City of Batavia/Genesee County
- **Zoning:** Office Building
- **Site Size:** 1.51 Acres
- **Year Built:** 1920
- **Sale Price:** **\$1,200,000**
- **Building Size:** **24,198 SF**
  - Main Building ..... 19,505 SF
  - Metal Storage Building ..... 4,693 SF
- **HVAC:** Building is fully heated and air conditioned
- **Construction:** Multi-story masonry office building
- **Roof:** The main building has an asphalt shingle roof. A newer entrance addition as rubber membrane roof. The metal storage building has a standing seam metal roof.
- **Parking:** 30 Spaces
- **Generator:** Generac, 3-Ph, 800 Amp capacity generator in place
- **Elevator:** Otis elevator provides access to all floors
- **Security:** Sonitrol Security System
- **Description:** Two-story, multi-tenant, brick office building with a full basement. Originally built as a school, the building was renovated into a professional office building with separate maintenance shop/garage on the site.

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