

## 2 Tountas Avenue



moore corporate real estate



### FOR SALE – 7,500 SF PROFESSIONAL BUILDING

- **Address:** 2 Tountas Avenue, Le Roy, New York 14482
- **Location:** Just south of the intersection of West Main Street and Gilbert Avenue
- **Town/County:** Village of Le Roy/Genesee
- **Zoning:** Health Care Building
- **Site Size:** 1.30 Acres
- **Sale Price:** **\$525,000**
- **Building Size:** 7,518 square feet
- **Year Built:** 1996
- **HVAC:** Fully heated and air conditioned
- **Construction:** Single story masonry construction with metal façade
- **Roof:** Rubber membrane
- **Lighting:** Fluorescent
- **Sprinklers:** Wet system for ordinary hazard
- **Parking:** 36 surface lot spaces
- **Description:** Well-located professional office building with surface parking lot located on a cul-de-sac near another medical office building. The building is divided into two office suites. The Lovely Child Care Center currently occupies and operates a childcare center in a portion of the building. The second office suite is now vacant but formerly housed a medical office.

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