

FOR SALE / LEASE



615 Fishers Run

Victor, NY 14564



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Property Summary

615 Fishers Run, Victor, NY 14564

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PROPERTY HIGHLIGHTS

- ±18,900 SF building on 3.1 acres in Victor, NY
- Existing income from national childcare tenant (KinderCare)
- ±12,200 SF suite available – ideal for end-user, investor, or tenant
- Existing office buildout in place with conference rooms, private offices, and breakrooms
- Four original loading docks remain—building can be converted back to flex/light industrial use
- Located just off I-490, minutes to Route 96, Eastview Mall, and the NYS Thruway (I-90)
- Surrounded by regional employers, medical users, retail, and hospitality
- Zoned commercial with flexible uses permitted

VIDEO

OFFERING SUMMARY

Sale Price:	\$2,300,000
Lease Rate:	Negotiable
Number of Units:	2
Available SF:	12,200 SF
Lot Size:	133,761 SF
Building Size:	18,900 SF
NOI:	\$228,823.52
Cap Rate:	9.95%

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Property Description

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PROPERTY DESCRIPTION

615 Fishers Run presents a rare opportunity to acquire a high-quality, adaptable commercial asset in one of Upstate New York's most desirable suburban business corridors. Located just off I-490 in Victor, NY—minutes from Eastview Mall, Route 96, and major employment centers—this $\pm 18,900$ SF flex building sits on 3.1 acres. It offers both immediate income and long-term flexibility.

The property is currently improved with two suites:

One suite is leased to KinderCare Learning Companies, a nationally recognized childcare provider with a presence at this location since 1995.

The second suite— $\pm 12,200$ SF—is occupied by APD Engineering, a regional design firm. This space will be available for lease or occupancy, creating a strategic opportunity for an end user or investor to backfill or reposition the space.

Constructed initially with four loading docks, the building was designed for flex and light industrial use, and retains the infrastructure needed to convert from its current office layout back into a multi-tenant or light industrial configuration. The site features ample parking, professional landscaping, and separate entrances for each suite, making it well-suited for professional services, back-office operations, tech companies, or light industrial users.

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Lease Spaces

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	12,200 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SIZE (SF)	DESCRIPTION	VIDEO
12,200 SF	Located in the heart of Victor's commercial corridor, this ±12,200 SF suite offers a flexible layout ideal for office, professional services, or medical users. The space features private offices, conference rooms, break areas, and dedicated entrances, with access to existing dock infrastructure for potential conversion to light industrial or tech-flex use. Positioned within a well-maintained ±18,900 SF building alongside a nationally recognized tenant, the site offers ample parking, strong visibility, and immediate access to I-490 and Route 96.	-

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Location Map

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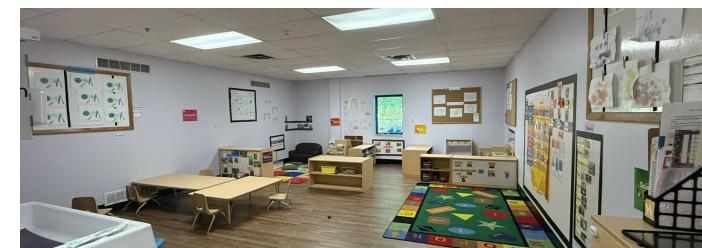
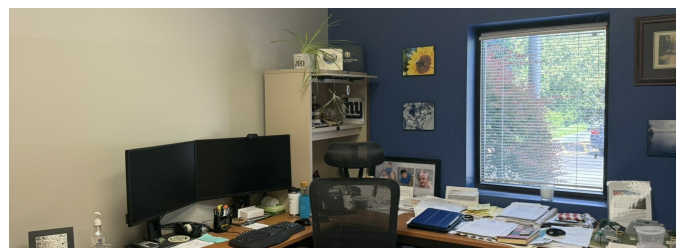


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Additional Photos

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Demographics Map & Report

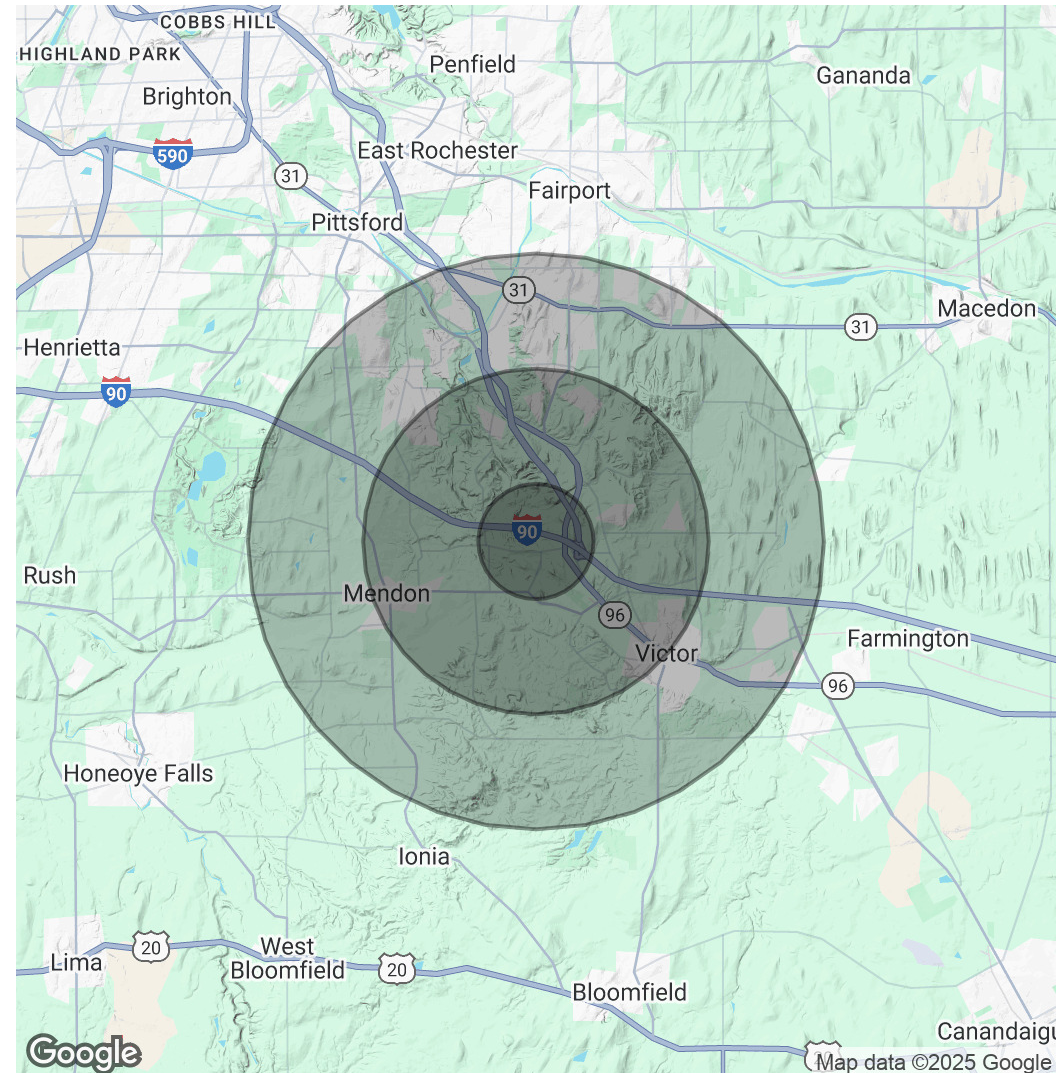
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	518	12,519	44,969
Average Age	43	43	44
Average Age (Male)	43	43	43
Average Age (Female)	43	44	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	216	4,824	18,100
# of Persons per HH	2.4	2.6	2.5
Average HH Income	\$178,727	\$198,233	\$166,247
Average House Value	\$519,045	\$467,032	\$377,695

Demographics data derived from AlphaMap



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Meet the Team

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