



COLDWELL BANKER  
COMMERCIAL  
CUSTOM REALTY



# 200, 400 & 100 BRAM HALL PL

Greece, NY 14626

**FOR SALE - \$1,600,000  
(THREE PARCEL PACKAGE)**

**PROPERTY OVERVIEW**

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# PROPERTY OVERVIEW

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Coldwell Banker Commercial is pleased to present the exclusive offering of three contiguous commercial parcels located in the highly desirable Elmridge Plaza corridor in the Town of Greece, Monroe County, NY. This offering includes one income-producing daycare facility and two approved development lots, creating a rare opportunity for both immediate cash flow and future expansion.

The primary parcel includes an 8,000 SF single-story building constructed in 2015, currently leased to a daycare operator, providing in-place income. The site was originally approved for up to 32,000 SF of development, with approximately 24,000 SF remaining available for additional construction. Utilities are in place, parking is approved by the Town, and the sites offer flat topography with strong accessibility.

The additional two parcels provide approximately 1.75 acres and additional development capacity within a well-established commercial district near North Greece Road and Ridge Road, just minutes from national retailers and major traffic drivers. This package presents a strategic opportunity for investors, developers, or owner-users seeking stabilized income with upside development potential.



# PROPERTY DETAILS

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## 200, 400 & 100 BRAM HALL PL

Property Address Available Space	200, 400 & 100 Bram Hall Place
Avail Space w/ Approved Buildout	8,000 SF existing building + development land
Sale Price	Up to 24,000 SF
Offering Type	\$1,600,000 (Package - All Three Parcels)
Availability Date	Investment Sale - Income + Development Land
Building Type	Immediately
Building Class	Office / Medical / Daycare Facility + Land B
Year Built	2015 (Existing Building)
Building Height	1 Story
Typical Floor Size	8,000 SF

# INVESTMENT HIGHLIGHTS

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Immediate income from established daycare tenant

Value-add through additional development

Approved expansion capacity High-growth commercial corridor

Strong surrounding residential density

Near North Greece Road & Ridge Road retail corridor

Flexible commercial uses permitted

Ability to sell parcels individually in future



# ADDITIONAL DETAILS

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## POSSIBLE USES

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Medical Office  
Urgent Care  
Professional Office  
Dental / Specialty Medical  
Physical Therapy  
Restaurant  
Retail Center  
Childcare Expansion  
Multi-Tenant Office  
Owner-User Headquarters

### Parcel 1 - Income Producing Asset

8,000 SF Building  
Built 2015  
Leased Daycare Facility  
Strong parking ratio  
Municipal utilities

### Parcel 2 - Vacant Commercial Lot

Approx. 1.75 Acres  
Flat, build-ready  
Underground utilities in place

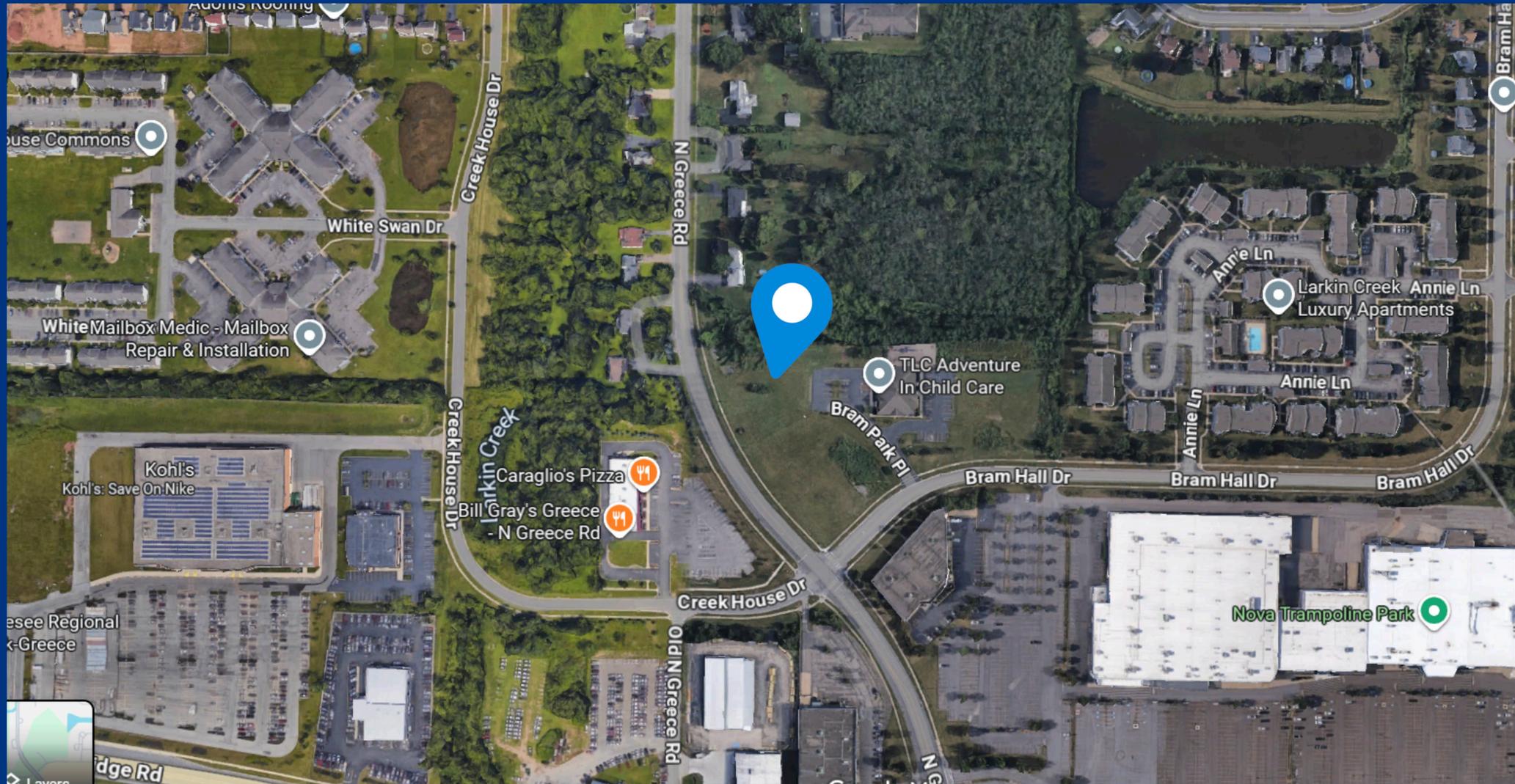
### Parcel 3 - Approved Development Site

Approved for up to 24,000 SF additional construction

Flexible building sizes permitted

Part of overall master development approval

# LOCAL MAP





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