

FOR SALE

MULTI-TENANT RETAIL/OFFICE BUILDING

 **Caliber**
Commercial Brokerage



CITY GATES PLAZA

1600-1604 LYELL AVE, ROCHESTER, NY 14606

ROCHESTER MSA

PROPERTY HIGHLIGHTS

CITY GATES PLAZA | 1600-1604 LYELL AVE, ROCHESTER, NY

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LISTING TYPE

Retail/Office/For Sale



BUILDING SIZE

18,900 SF / 0.76 +/- Acres



LOCATION

1600-1604 Lyell Ave
Rochester, NY 14606

FINANCIAL SUMMARY

GROSS INCOME	\$115,080.00
ANNUAL EXPENSES	\$40,880.00



TRAFFIC COUNTS

Lyell Ave: 12,865 VPD
Adirondack St: 1,026 VPD

SUMMARY

18,900 SF Multi-Tenant Retail/Office Property located on Lyell Ave, between Adirondack St. & Adelaide St., this two-story strip plaza offers exceptional visibility and high-traffic exposure.

- Multi-Tenant Investment Opportunity – ideal for retail, office, or mixed-use
- High-Visibility Frontage in a thriving commercial corridor
- Easy Access to I-390 & Route 490 for seamless connectivity
- Zoned C-2 (Community Center) – allows for a variety of uses



PRICE

\$1,100,000

PROPERTY PHOTOS

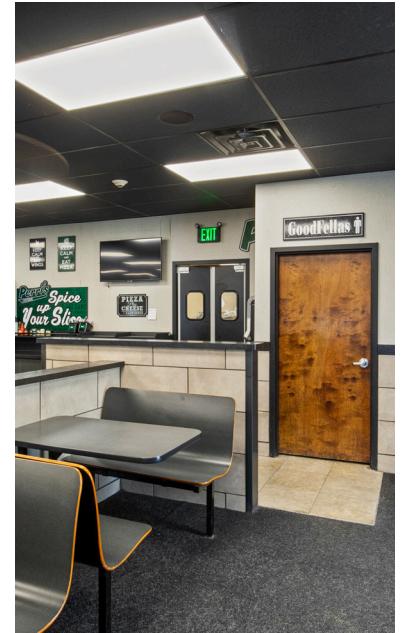
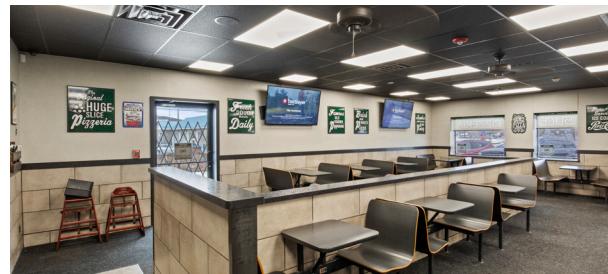
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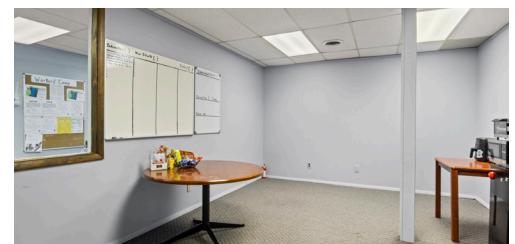
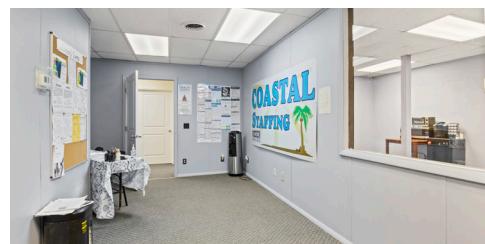
1st Floor-OCC Safety



1st Floor-Perri's Pizza



2nd Floor-Rochester T-Shirts



PROPERTY PHOTOS

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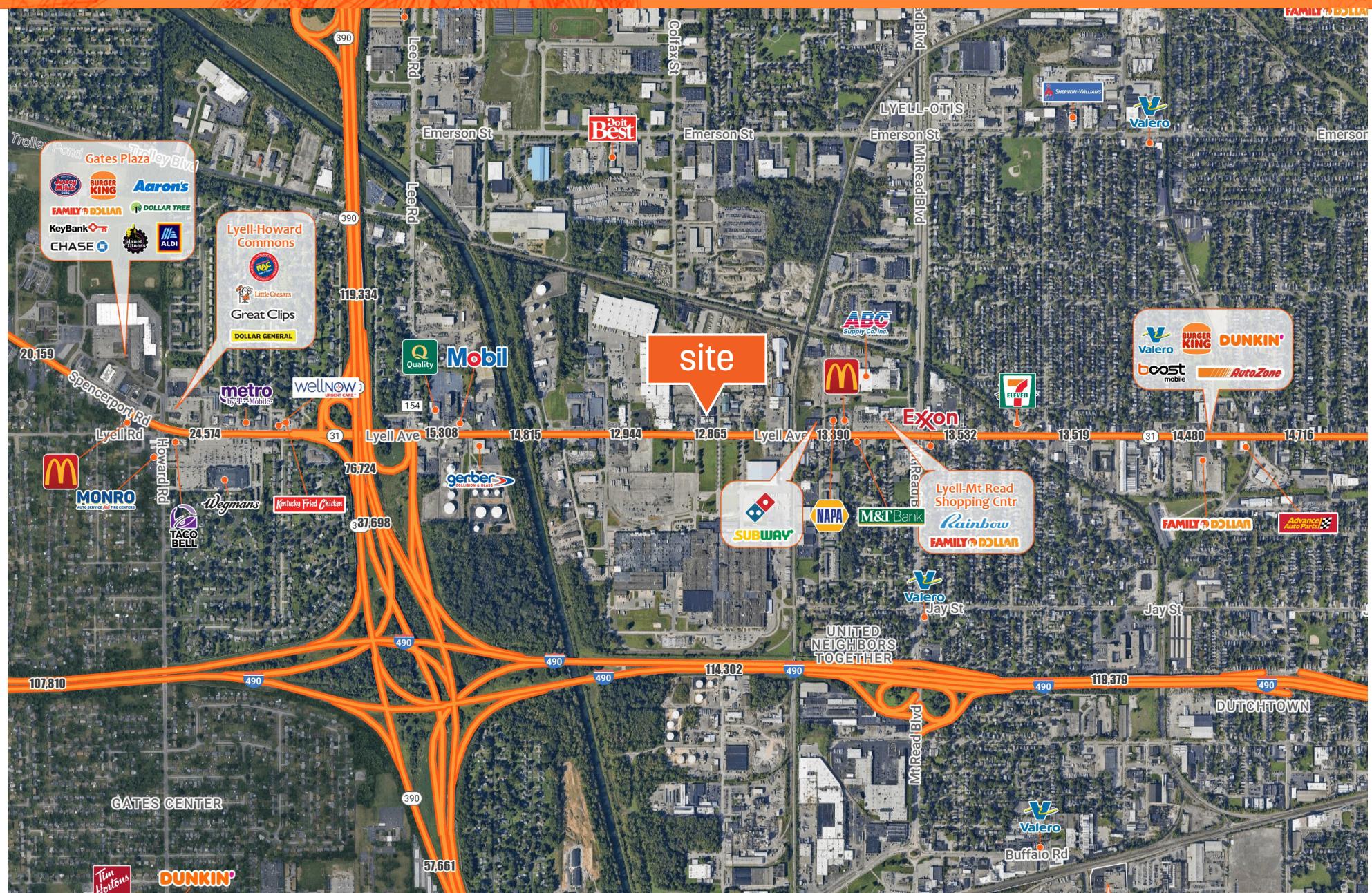
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Second Floor: 4,200 SF Vacancy



MARKET AERIAL

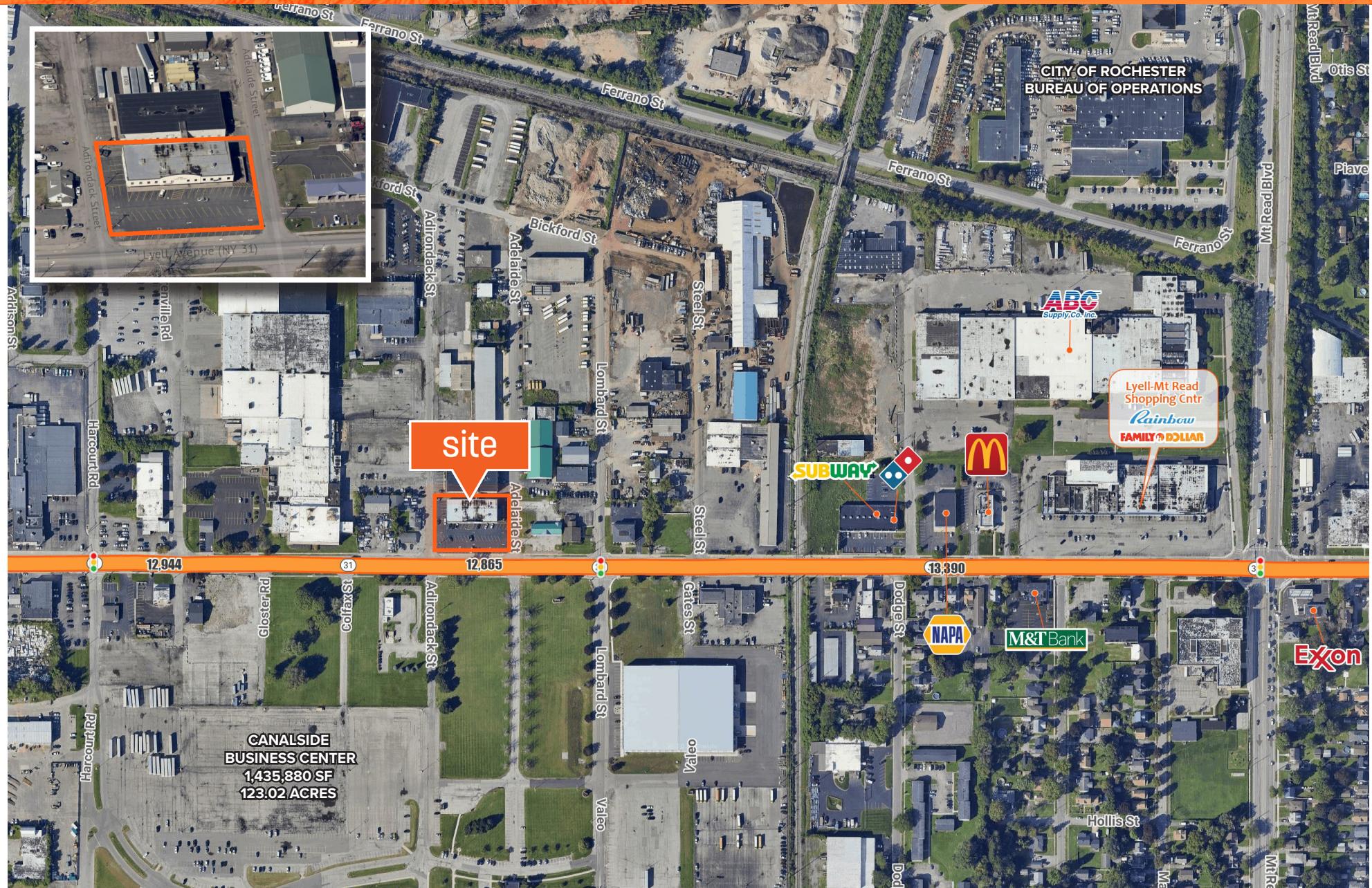
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SITE AERIAL

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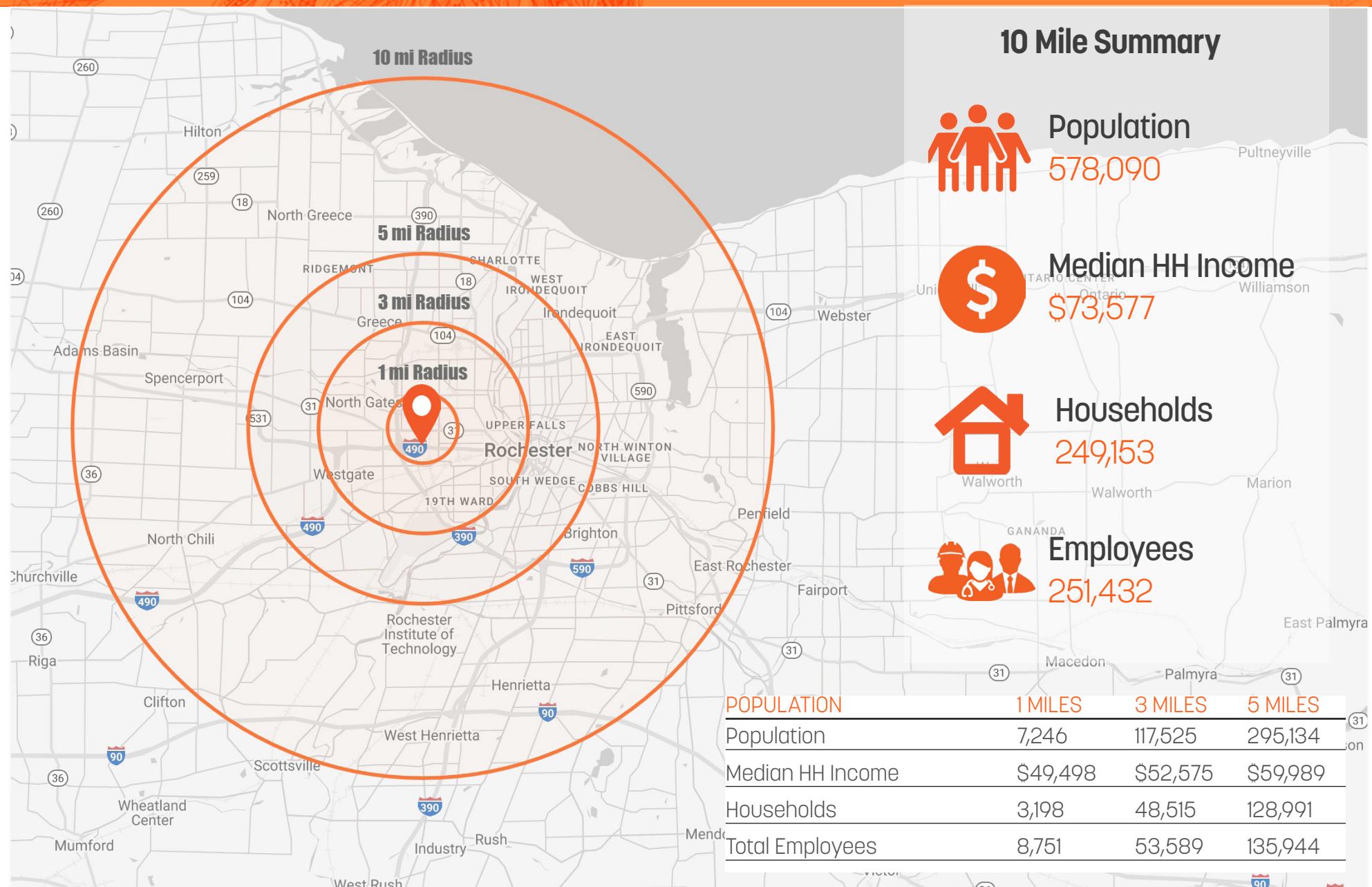
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DEMOCRAPHICS SUMMARY

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DISCLOSURE/DISCLAIMER

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