

**FOR SALE**

**MULTI-TENANT RETAIL/OFFICE BUILDING**



**CITY GATES PLAZA**

**1600-1604 LYELL AVE, ROCHESTER, NY 14606**

**ROCHESTER MSA**

# PROPERTY HIGHLIGHTS

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



## LISTING TYPE

Retail/Office/For Sale



## BUILDING SIZE

18,900 SF / 0.76 +/- Acres



## LOCATION

1600-1604 Lyell Ave  
Rochester, NY 14606



## TRAFFIC COUNTS

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



## PRICE

\$1,100,000



## FINANCIAL SUMMARY

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

## 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



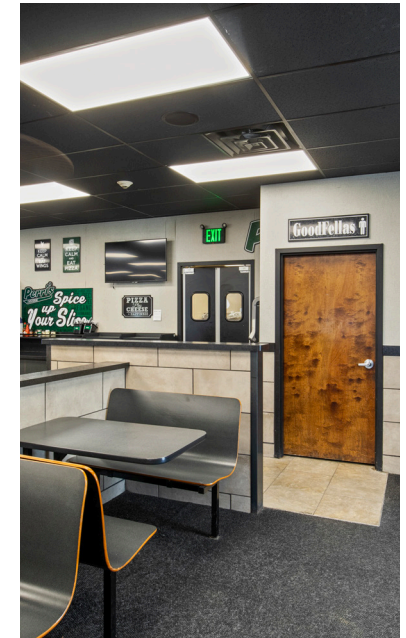
# PROPERTY PHOTOS

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

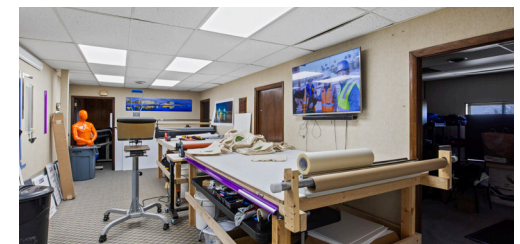
1st Floor-OCC Safety



1st Floor-Perri's Pizza



2nd Floor-Rochester T-Shirts





# PROPERTY PHOTOS

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

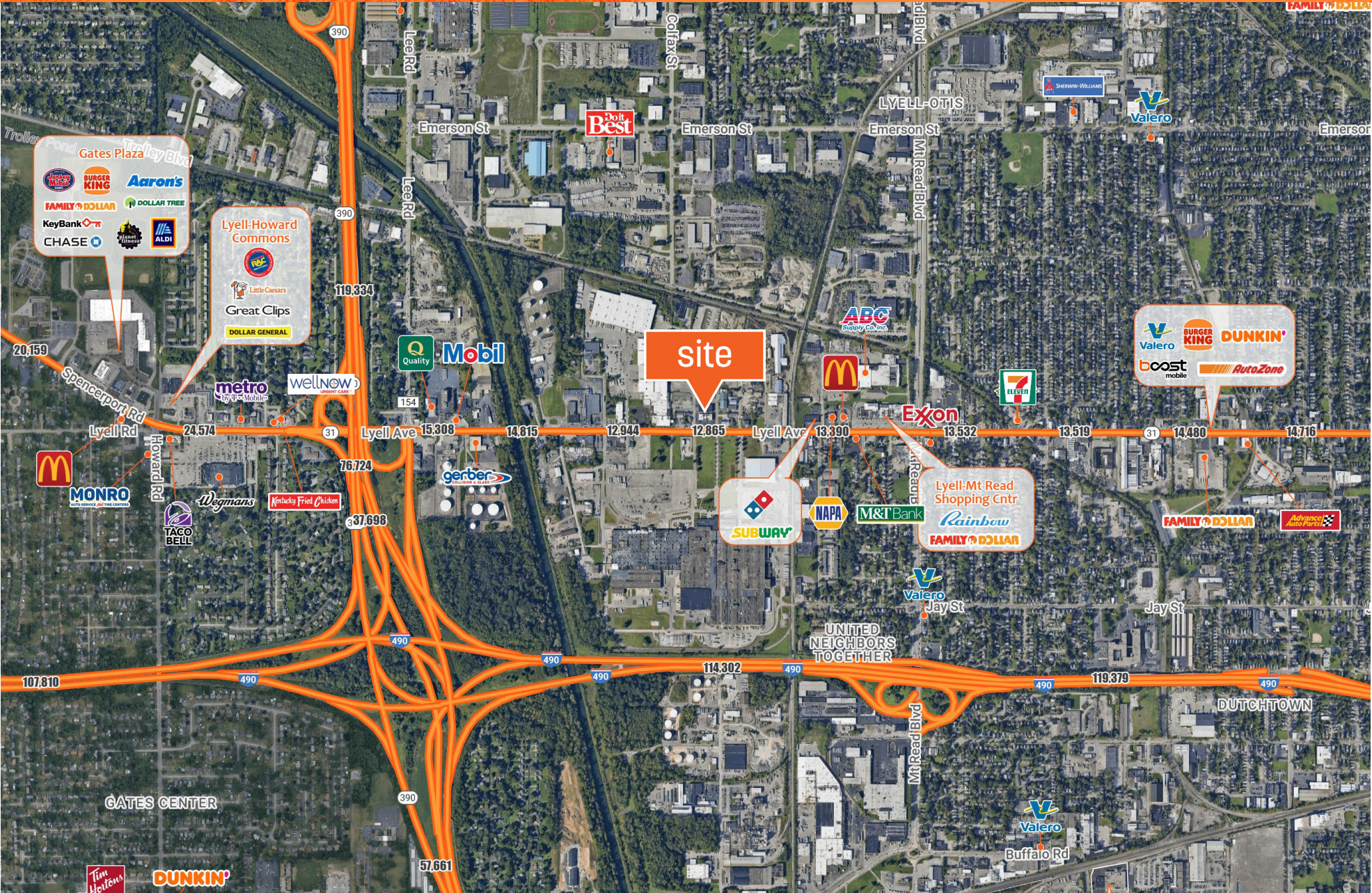
## Second Floor: 4,200 SF Vacancy





# MARKET AERIAL

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





# SITE AERIAL

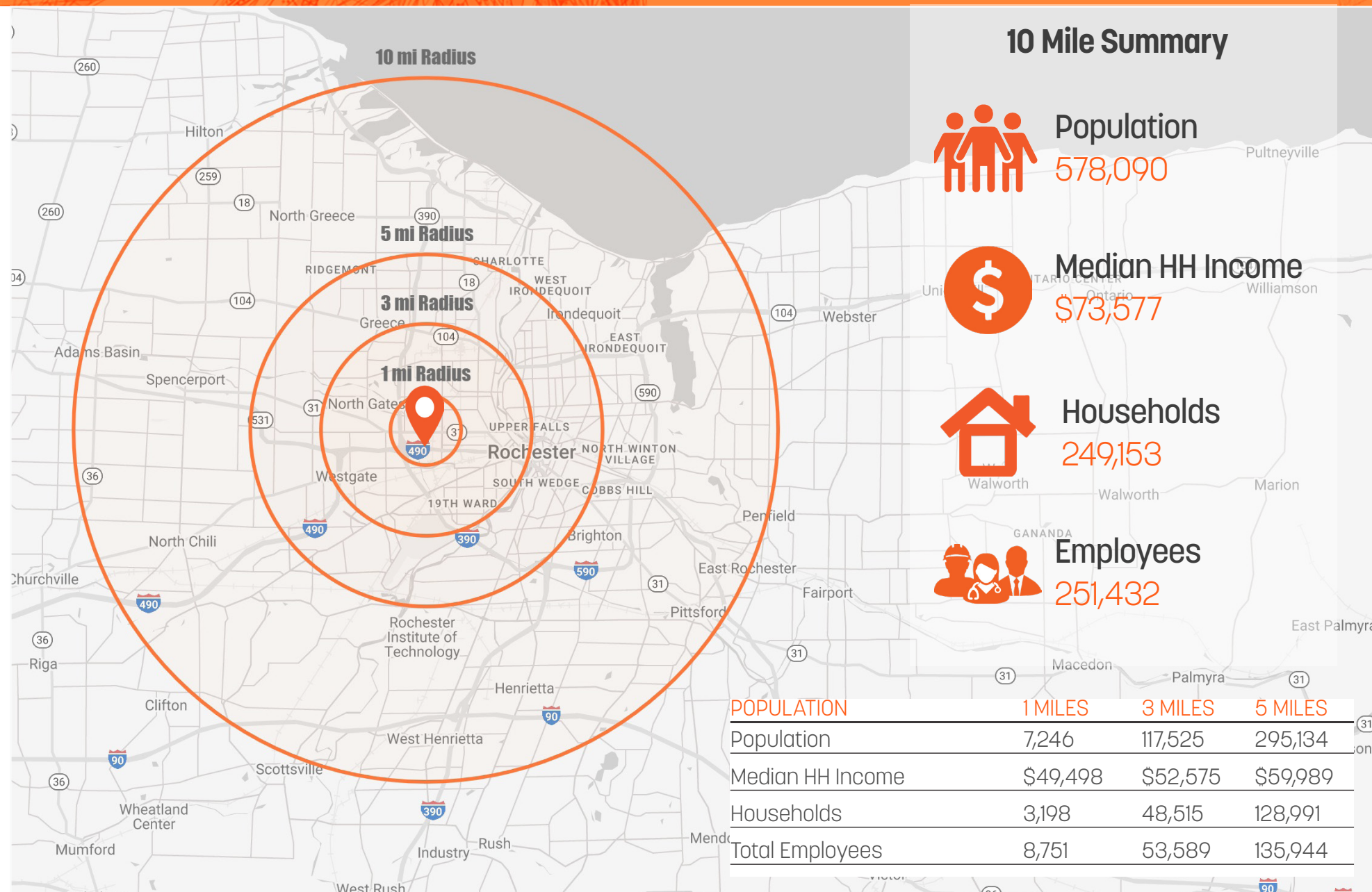
CITY GATES PLAZA | 1600-1604 LYELL AVE, ROCHESTER, NY





# DEMOGRAPHICS SUMMARY

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







CONNECT WITH US



**MARC QUERCIA**

Licensed Real Estate Salesperson

M: 585.509.0632 | O: 585.454.4500 x 115

[mquercia@caliberbrokerage.com](mailto:mquercia@caliberbrokerage.com)



394 E Henrietta Rd, Rochester, NY 14620  
[www.caliberbrokerage.com](http://www.caliberbrokerage.com)



# DISCLOSURE/DISCLAIMER

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

All materials and information received or derived from Caliber Commercial Brokerage, LLC (hereinafter collectively referred to as "CALIBER"), its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty by CALIBER its directors, officers, agents, advisors, or affiliates as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither CALIBER its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. CALIBER will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

## ALL PARTIES SHALL CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE:

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. CALIBER makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. CALIBER does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by CALIBER in compliance with all applicable fair housing and equal opportunity laws.