

# Investment Offering

Office or Redevelopment Opportunity

2450 West Ridge Rd  
Rochester, NY 14626

22,624 Square Foot Building On High Traffic Retail Corridor



## Offering Overview

2450 West Ridge Road is a 22,624 square foot investment offering that is currently 82.4% occupied. Situated in the heart of the West Ridge Road corridor, immediately across the street from the 1.6 million square foot Mall at Greece Ridge, the property features a mix of professional office, medical office, and service/retail tenants. The property offers in place cash flow with upside potential, or the opportunity to redevelop a 2.1 acre parcel in one of the market's primary retail trade areas.

## Offering Details

- + 22,624 Square Feet
- + 2.1 Acres
- + 82.4% Occupied
- + Sale Price: \$1,700,000

## Office Building

2450 West Ridge Rd | Greece, NY 14626

# For Sale



## Property Details

- + 22,624 Square Feet
- + 2.1 Acres
- + Built in 1985
- + 3 Stories
- + Pylon Sign
- + 3 Lane Drive Thru
- + Elevator
- + 87 Parking Spaces
- + Signalized Intersection
- + Daily Traffic Count 37,467
- + Additional information available with execution of a confidentiality agreement.

## Contact Us

### Jaymes Keenan

+1 585 784 3638

[jaymes.keenan@cbre-rochester.com](mailto:jaymes.keenan@cbre-rochester.com)

Licensed Real Estate Salesperson

© 2024 CBRE Upstate NY, part of the CBRE Affiliate Network. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE Upstate NY and the CBRE Upstate NY logo are service marks of CBRE Upstate NY. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE Upstate NY. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

### CBRE Upstate NY

120 Corporate Woods, Ste 210

Rochester, NY 14623

+1 585 240 8080

[www.cbre.com/rochester](http://www.cbre.com/rochester)

# CBRE Upstate NY

PART OF THE AFFILIATE NETWORK

# Office Building

2450 West Ridge Rd | Greece, NY 14626

# For Sale



## CBRE Upstate NY

120 Corporate Woods, Ste 210

Rochester, NY 14623

+1 585 240 8080

[www.cbre.com/rochester](http://www.cbre.com/rochester)

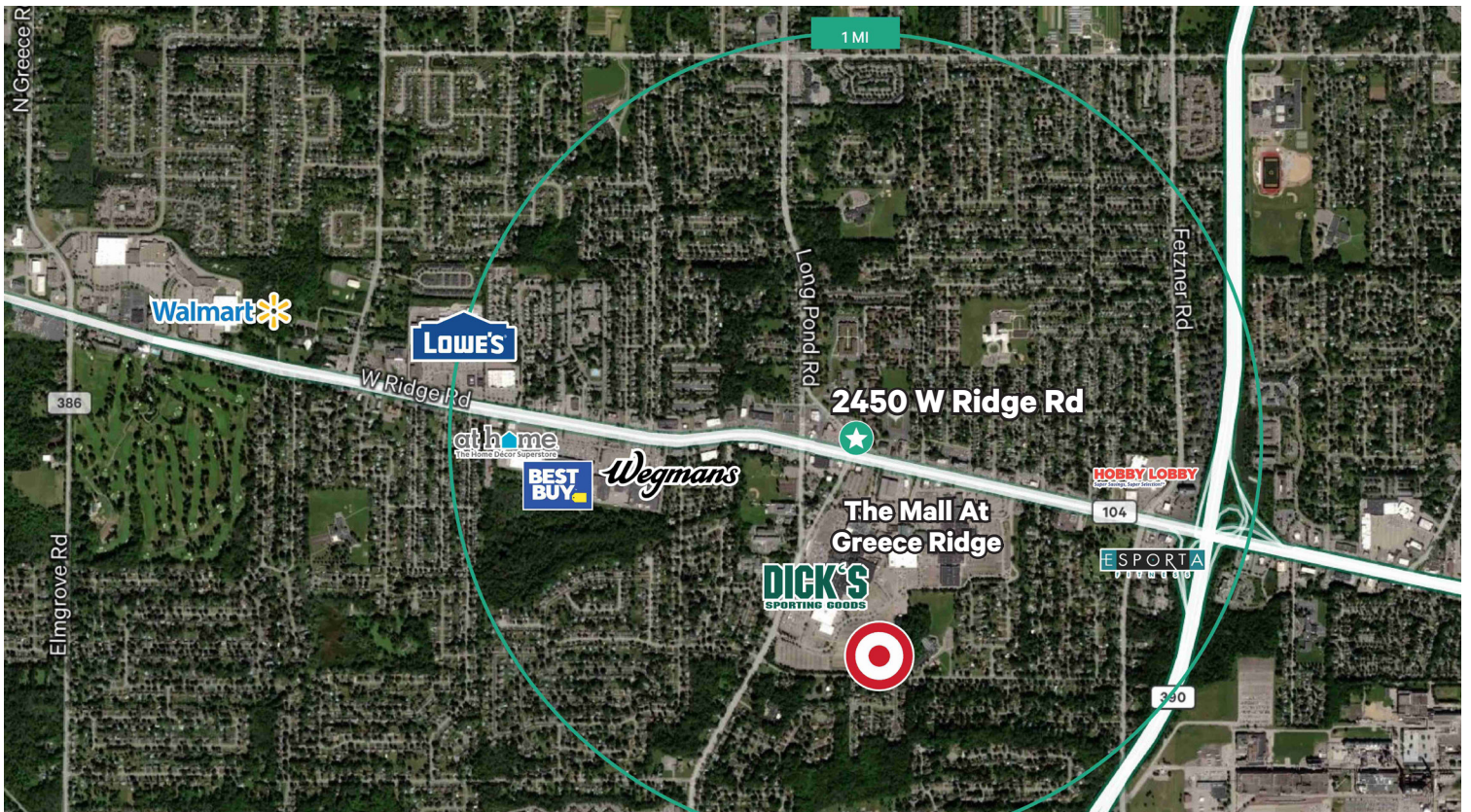
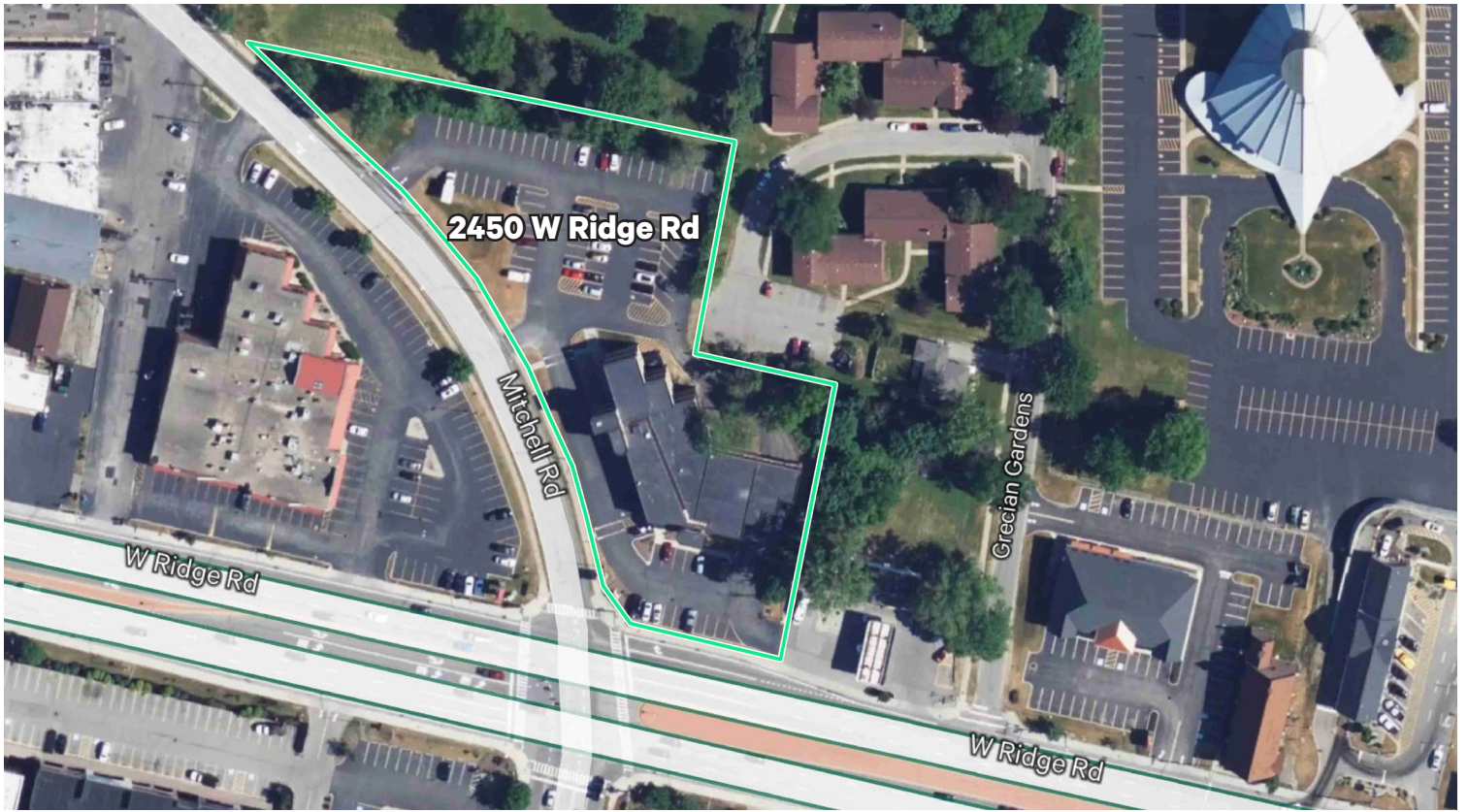
# CBRE Upstate NY

PART OF THE AFFILIATE NETWORK

# Office Building

2450 West Ridge Rd | Greece, NY 14626

# For Sale



## CBRE Upstate NY

120 Corporate Woods, Ste 210

Rochester, NY 14623

+1 585 240 8080

[www.cbre.com/rochester](http://www.cbre.com/rochester)

# CBRE Upstate NY

PART OF THE AFFILIATE NETWORK