



temppros  
HEATING, COOLING & REFRIGERATION

Community Care  
HOME HEALTH SERVICES

Chiropractor

Chanda Kabita's  
BEAUTY & BROWS  
THREADING

QT Nails

AVAILABLE  
(585)  
752.8522

AVAILABLE  
FOR LEAS

**FOR SALE**

**2316-2322 LYELL AVE,  
ROCHESTER, NY 14606**

**REN MANAGEMENT GROUP**  
630 W Ridge Road, Ste 12  
Rochester, NY 14615  
renmgtgroup.com

**TIN TIN REN**  
646.830.0339  
LIC# 10491210256  
tintin@renmgtgroup.com

**JASON REN**  
585.635.8453  
LIC# 10401370185  
jason@renmgtgroup.com



## EXCLUSIVELY LISTED BY:

### TIN TIN REN

646.830.0339

LIC# 10491210256

tintin@renmgtgroup.com

### JASON REN

585.635.8453

LIC# 10401370185

jason@renmgtgroup.com



COMMERCIAL BROKERAGE • DEVELOPMENT • ASSET MANAGEMENT

## REN MANAGEMENT GROUP

630 W Ridge Road, Ste 12  
Rochester, NY 14615

WWW.RENMGTGROUP.COM

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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 Ren Management Group in compliance with all applicable fairhousing and equal opportunity laws.



## PRICE

Contact Broker

## LOT SIZE

80.00 x 200.00

## BUILDING SIZE

7,752 SF

## NO. OF UNITS

6 units: 3 retail &  
3 second floor office

**PURCHASE PRICE**  
**\$1,299,998**

## PROPERTY OVERVIEW

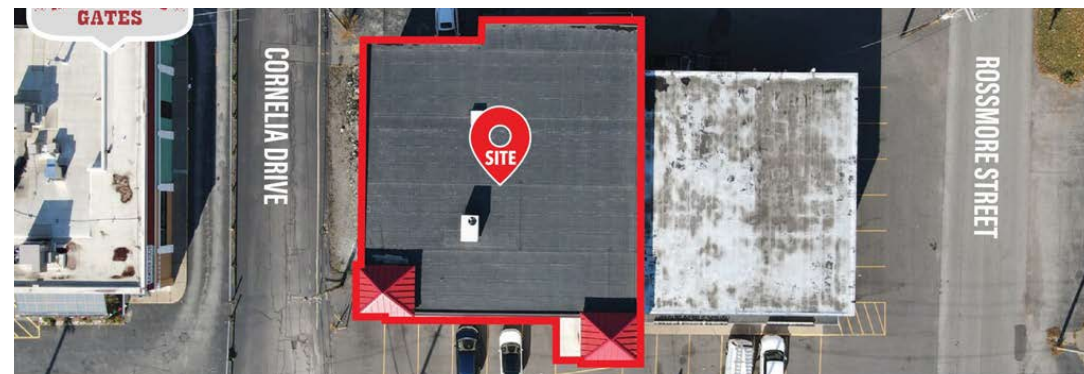
2316–2322 Lyell Avenue is a six-unit mixed-use investment property offering three ground-floor retail suites and three second-floor professional office units on one of Rochester's most active commercial corridors. The property presents a compelling combination of established retail income and a brand-new office component — delivering the best of both a seasoned asset and new construction in a single acquisition.

The ground-floor retail suites are existing units with a proven tenancy history and strong visibility from Lyell Avenue's 28,000+ daily vehicles. The entire second floor is new construction, completed July 2024, featuring three modern office suites built to current codes and standards. Supporting the entire building, a new roof (2023) and all-new mechanical systems — including HVAC, electrical, and plumbing — have been installed, eliminating near-term capital expenditure risk for a new owner.

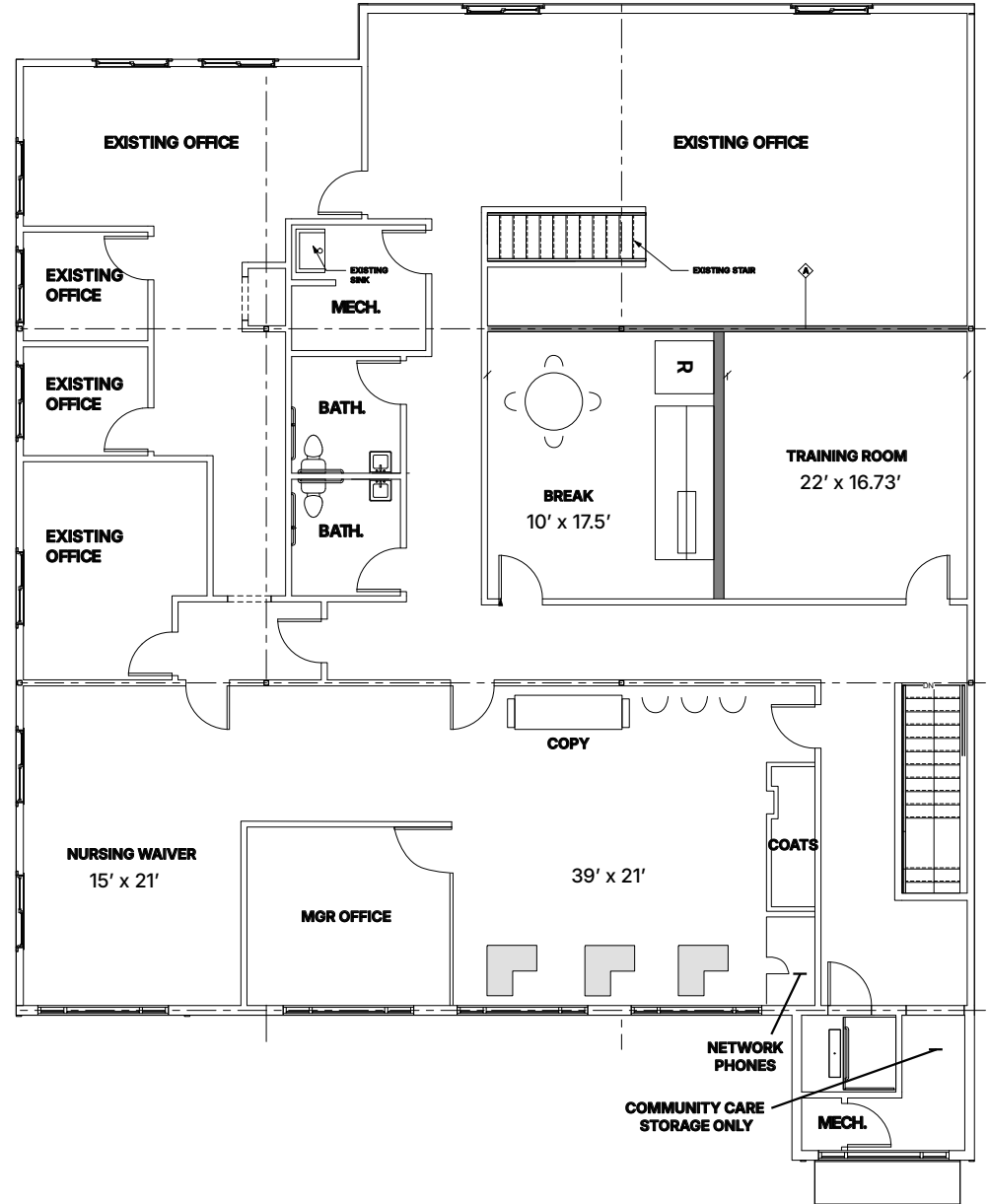
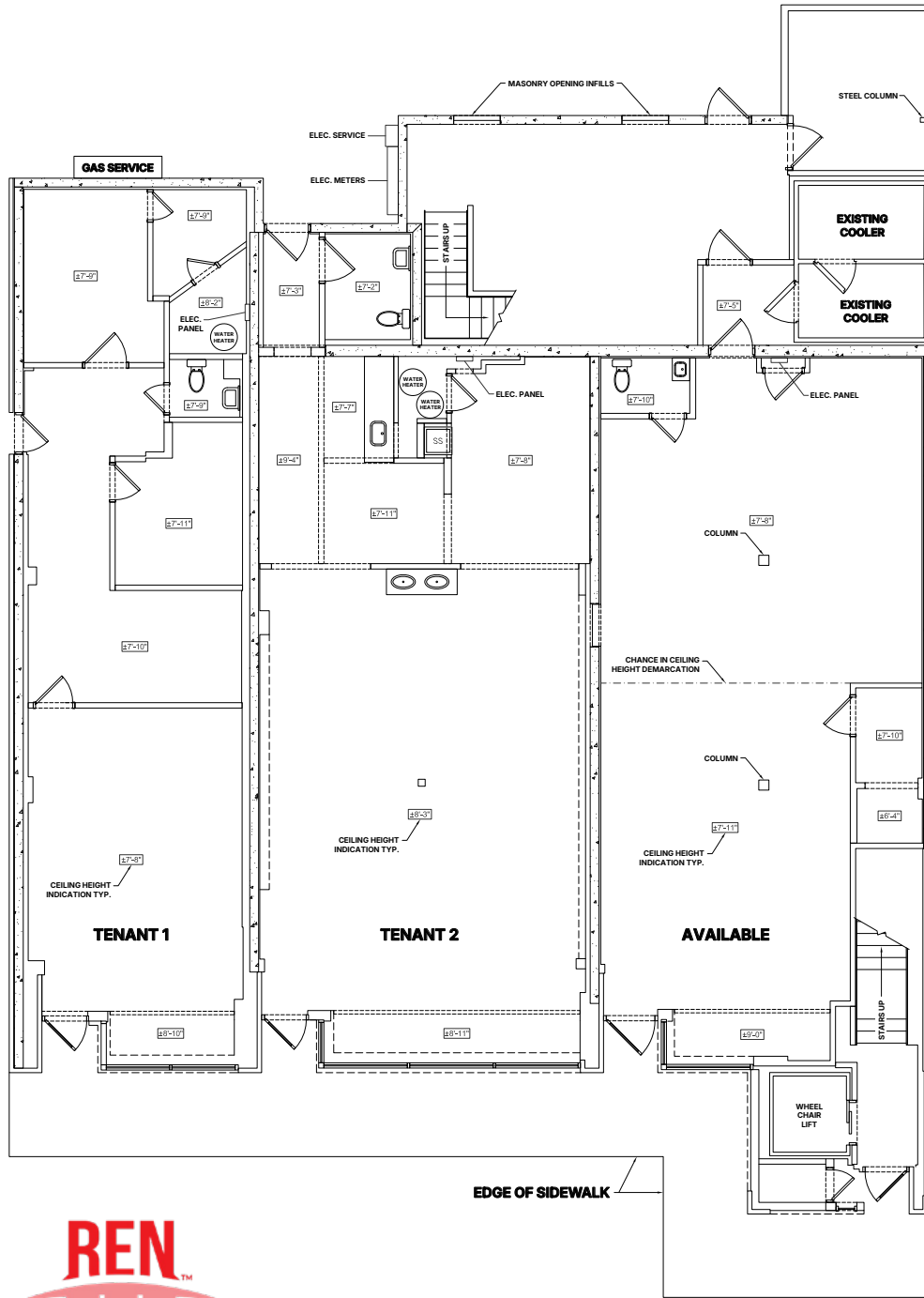
## PROPERTY HIGHLIGHTS

- 3 ground-floor retail suites — existing construction with proven tenancy
- 3 second-floor office suites — entirely new construction, completed July 2024
- New roof (2023) and all-new mechanicals — HVAC, electrical, and plumbing throughout
- Direct visibility from Wegmans — a regional grocery anchor generating consistent daily foot traffic
- Surrounded by national retailers on a corridor with 28,000+ vehicles per day
- Public bus line, Routes 390 & 490 access, close proximity to Rochester International Airport

SUMMARY



# FLOOR PLAN





**237,352**  
POPULATION(5mi / 2023)

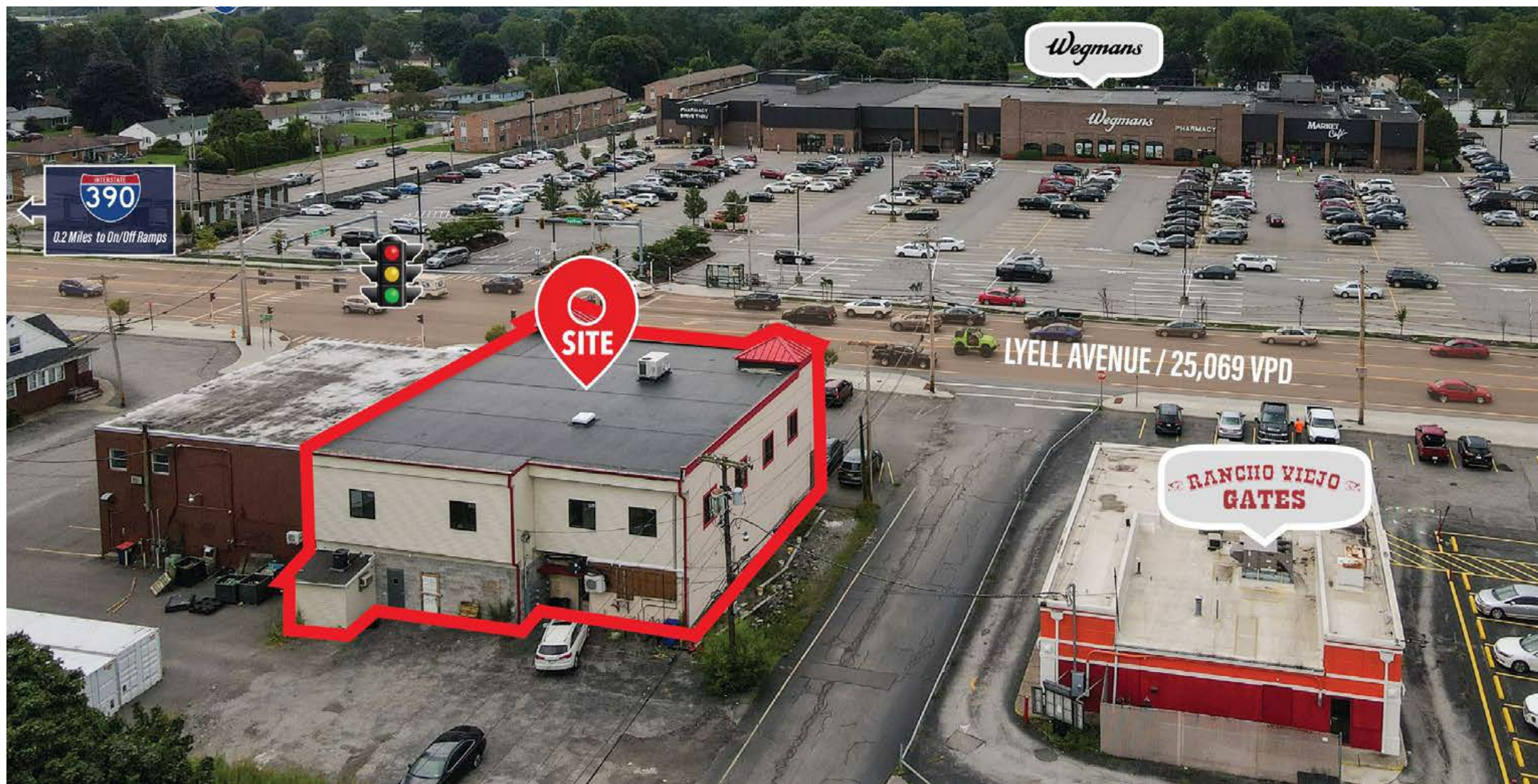


**\$83,413**  
AVG. HH INCOME (1mi / 2023)



**31,804**  
ESTIMATED HH (3mi / 2023)

**SOUTHEAST AERIAL**



# NORTHWEST AERIAL



**GATES MEMORIAL PARK**  
(Community Park)  
"Memorial Park is a 30-acre park located at 160 Spencerport Road. The park features 3 ball diamonds, 2 football/soccer fields, natural pond, playground, bocce court, and rest rooms. ADA restroom facilities are located inside the building for shelter patrons. An open pavilion is available for rental."  
<https://gatesrecparks.org/Default.aspx?Id=24>

LYELL AVENUE / 25,069 VPD

Great Clips  
Little Caesars Pizza  
RAC

Citizens Bank®

**SITE**  
**SPACES FOR LEASE**  
2316-2322 Lyell Avenue  
Property is Adjacent to Rancho Viejo

RANCHO VIEJO GATES





# INCOME & EXPENSES



## INCOME SUMMARY

Base Rent \$115,888.60

## EXPENSE REIMBURSEMENT INCOME

Real Estate Taxes \$22,725.56

Insurance \$5,112.00

Common Area Maintenance \$13,900.00

## EXPENSES SUMMARY

Water \$1,200.00

School Tax \$11,437.94

Property Taxes \$11,287.62

Trash Removal \$1,200.00

Property Insurance \$5,112.00

Internet Spectrum \$1,108.73

Maintenance & Repairs \$1,426.00

Snow Removal \$5,000.00

Security System Monitoring \$980.59

Utilities \$6,500

**TOTAL EXPENSES \$45,252.88**

**NET INCOME \$96,334.19**



# RENT ROLL

| TENANT                            | SUITE # | SUITE SF        | LEASE START | LEASE END | ANNUAL BASE RENT    | LEASE TYPE | PRICE PER SF/YR. |
|-----------------------------------|---------|-----------------|-------------|-----------|---------------------|------------|------------------|
| Chanda Kabita Beauty Salon        | 1       | 1,098 SF        | 01/01/23    | 12/31/29  | \$20,532.60         | NNN        | \$18.70          |
| QT Nails                          | 2       | 1,364 SF        | 08/17/92    | 05/31/29  | \$24,720.00         | NNN        | \$18.12          |
| K Asian Grocery                   | 3       | 1,865 SF        | TBD         | TBD       | \$16,704.00         | NNN        | \$8.98           |
| Community Care 2316 Ste 1         | 1       | 1,830 SF        | 07/01/24    | 08/31/29  | \$31,768.00         | Gross      | \$17.36          |
| Performance Health Advisors Ste 2 | 2       | 847 SF          | 05/01/24    | 04/30/29  | \$17,964.00         | Gross      | \$21.21          |
| MTM storage                       |         | 748 SF          | 12/01/24    | 06/29/29  | \$4,200.00          | Gross      | \$5.61           |
| <b>TOTALS</b>                     |         | <b>7,752 SF</b> |             |           | <b>\$115,888.60</b> |            |                  |



**FINANCIAL SUMMARY**

**INVESTMENT OVERVIEW**

|              |                |
|--------------|----------------|
| Price        | \$1,349,998.00 |
| Price per SF | \$171.15       |
| CAP Rate     | 7.14%          |

**OPERATING DATA**

|                        |              |
|------------------------|--------------|
| Gross Scheduled Income | \$141,587.07 |
| Operating Expenses     | \$45,252.88  |
| Net Operating Income   | \$96,334.19  |

