



BUILDING FOR SALE

3101 West Ridge Road
Rochester, NY 14626

Building Square Feet: **8,500**

- » Situated on an .76 acre lot
- » Ample On-Site Parking
- » Various Security Measures



PROPERTY DETAILS

Price: \$800,000
Space Use: Office or Light Medical
Built: 1981
Typical Floor: 4,250 SF

Parking: 16 + On-site
Condition: Move In Ready
Available: 60 Days
Ceiling Height: 10'

SALE NOTES

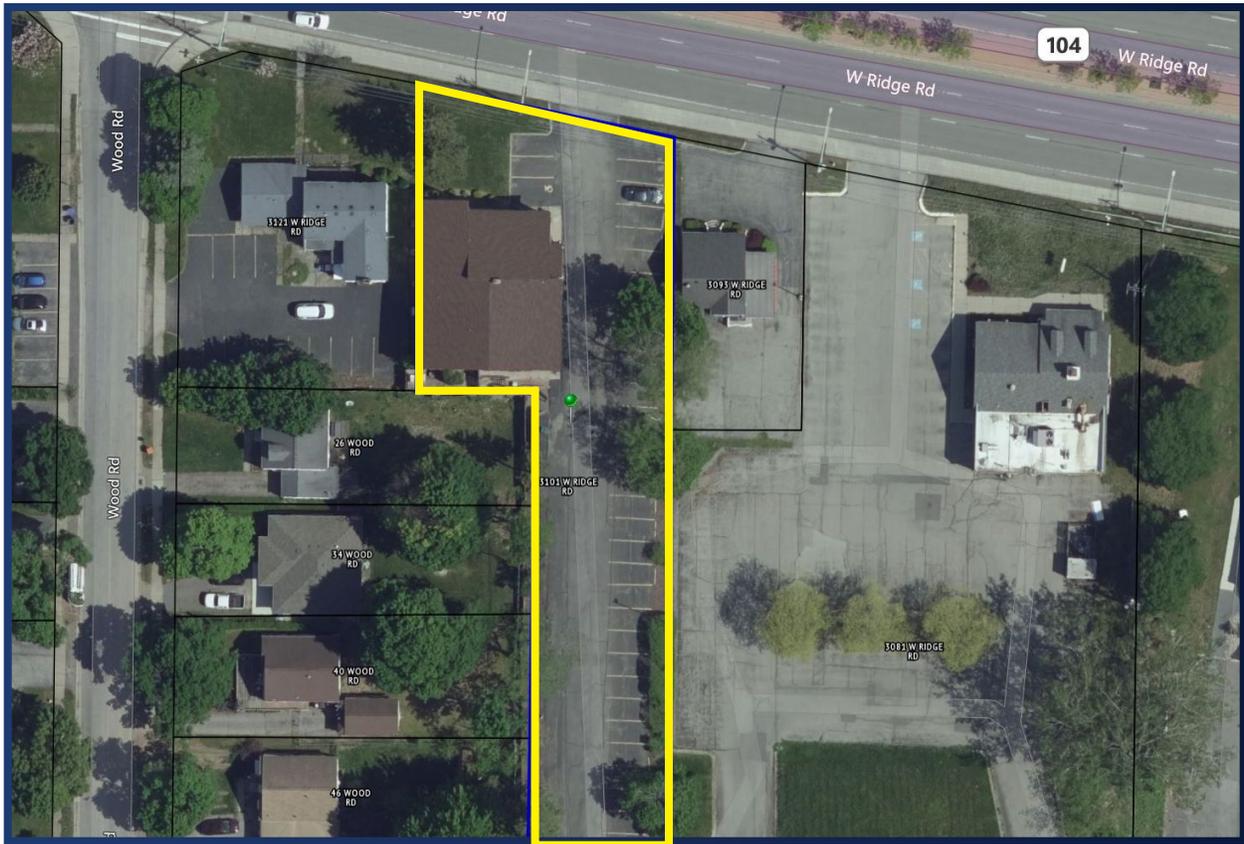
Prime opportunity to get visibly on Ridge road. Approximately 4,000 SF move in ready on the second floor with 1st floor income or owner occupant space potential. Former owner occupant office building with past medical tenants. 35+/- parking spots and various security measures already invested in the space including a generator & roof was replaced in 2017.

CONTACT US:

Pete Gillett
Associate Real Estate Broker
585.546.4866
pgillett@flaummgt.com



www.flaummgt.com



Let our experienced professionals help you today. With decades of experience, our team brings a wealth of experience in real estate, brokerage, and project management.

Contact Us:
400 Andrews St. #500
Rochester, NY 14604
585.546.4866
www.flaummgmt.com



www.flaummgmt.com