

# FOR SALE

7192 BUCKLEY RD, CLAY, NY 13088



Redevelopment Opportunity



**2.37 +/-**  
ACRES



**14,608**  
VEHICLES PER DAY



**\$1,095,000**  
LIST PRICE

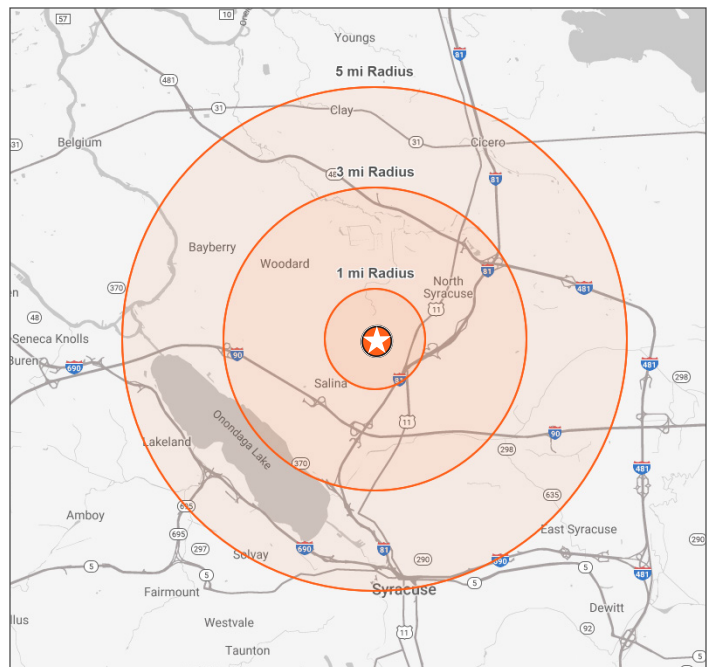
## OFFERING SUMMARY

List Price	\$1,095,000
Traffic Counts	Buckley Rd: 14,308/ vpd W Taft Rd: 21,419 / vpd
Parking	20 Spaces
Zoning	RC-1 Regional Commercial, small portion R-10 Residential

## PROPERTY HIGHLIGHTS

Caliber Commercial Brokerage is pleased to represent this well-positioned 2.37 acre / 8,711 +/- sf commercial property on Buckley Rd in Liverpool, NY.

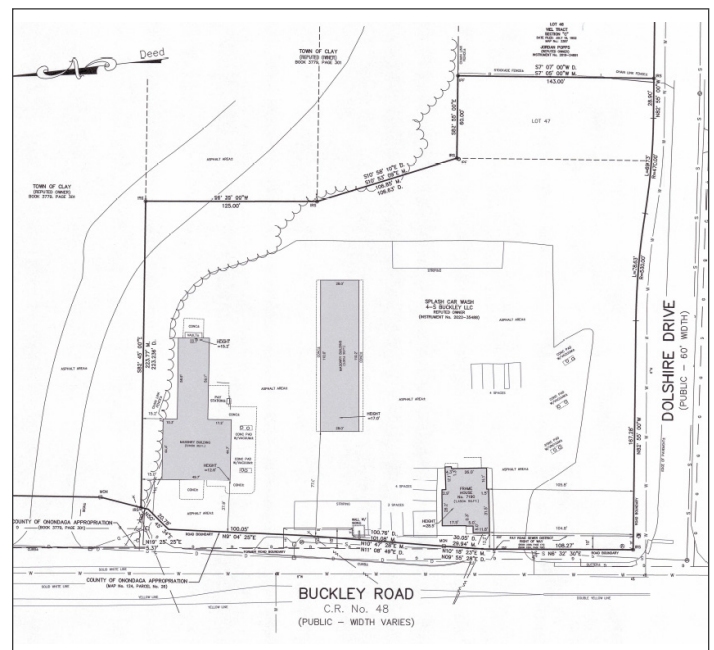
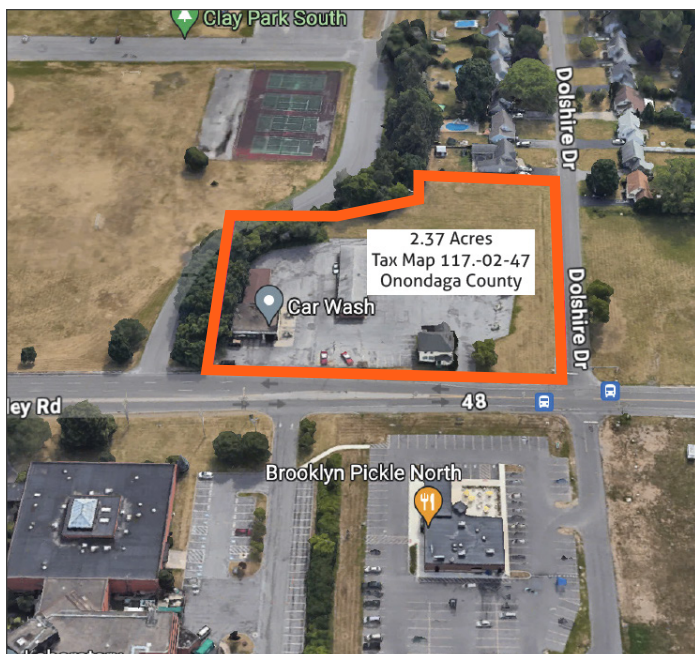
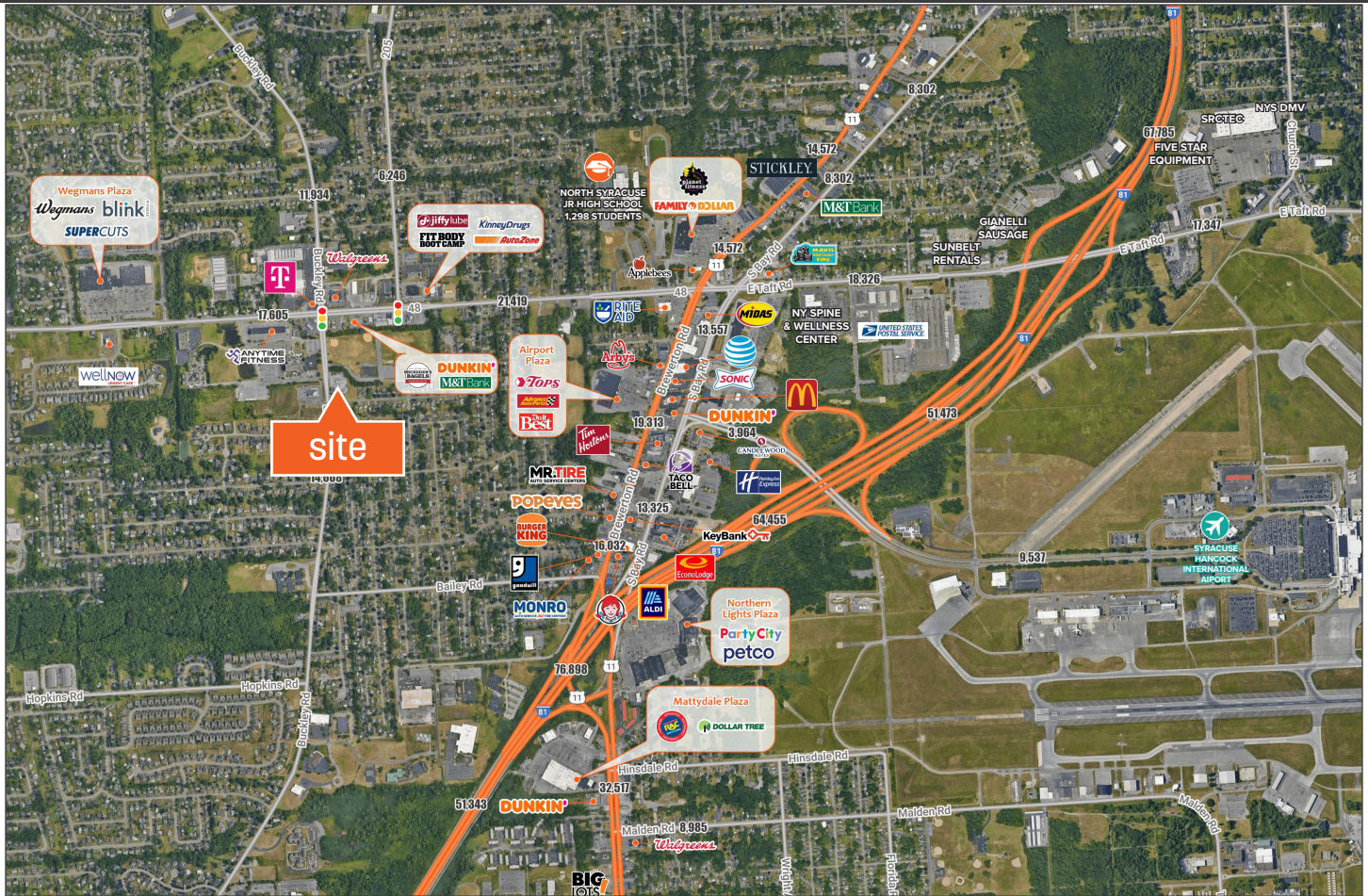
- Prime redevelopment opportunity OR keep the active wash business and develop the signaled corner at Dolshire Drive.
- Sale includes all buildings, land and business FFE.
- Sale can be combined with 825 E. Ridge Road, Rochester, NY and 700 Maiden Lane Rochester, NY
- Sale includes the existing car wash buildings AND the converted Single-Family building now used as office.



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	8,487	58,737	155,869
Median HH Income	\$74,962	\$73,087	\$68,976
Households	3,892	28,821	69,450
Employees	6,749	33,283	96,075

**FOR SALE**

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