

# FOR SALE

## Professional Office Building 656 Kreag Rd, Pittsford, NY 14534



### FEATURES:

- 10,484 SF on 1.71 Acres
- Restricted Business Zoning
- Parking for 40+ Vehicles
- Next to the I-490 Bushnell's Basin Exit - 15 minutes from Downtown Rochester & Close to NYS Thruway
- New Tear-Off Roof in 2023; Newer HVAC Units
- Four-Pod Layout Facilitates Conversion to Multi-Tenant Occupancy
- Owner Financing Available
- Owner May Lease Back a Portion of the Space - Terms to be Defined



### DEMOGRAPHICS:

	<u>2- Mile</u>	<u>5-Miles</u>
Population:	19,170	94,255
Households:	7,739	37,522
Average HH Income:	\$128,248	\$100,350

Average Daily Traffic Count: 7,545 cars



**HANNA**  
COMMERCIAL REAL ESTATE

217 West Ave, Suite 201, Rochester, NY 14614



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.



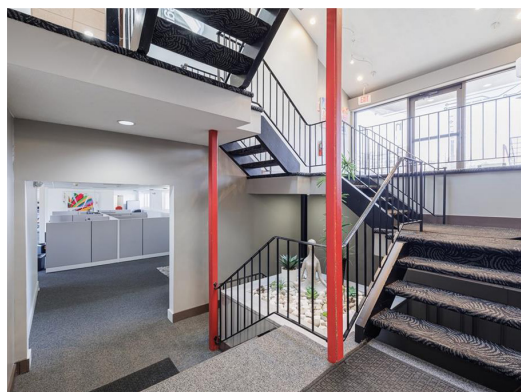
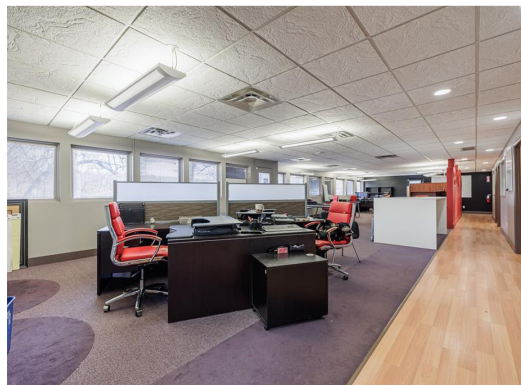
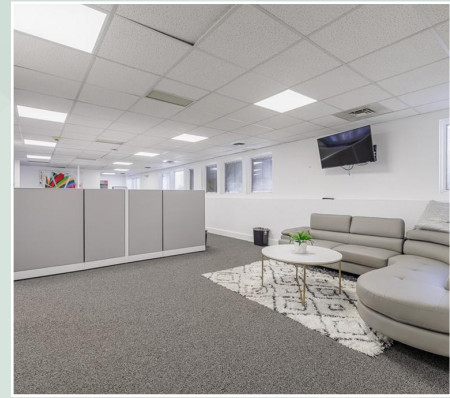
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## Professional Office Building 656 Kreag Rd, Pittsford, NY 14534



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