



VISION
(585) 227-3120
TAX PAYROLL, REAL ESTATE
VISIONTAXPAYROLL.COM



3699 WEST HENRIETTA RD.
ROCHESTER, NY 14623

MARKETPLACE OFFICE BLDG.

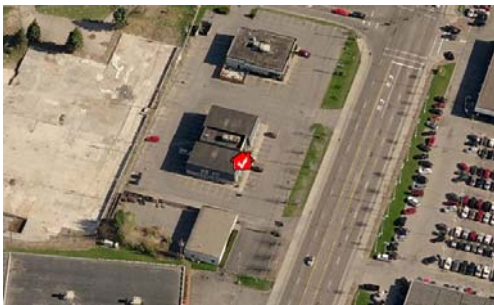


PRICE: \$699,000.00 CASH (COMMERCIAL MORTGAGE IS AVAILABLE THROUGH VISION)

JUST OFF MARKETPLACE MALL! WELL MAINTAINED DYNAMIC, MULTI-TENANT OFFICE BUILDING IN THE HEART OF THE ACTION.

BLDG SIZE: 10,500 SF. 2-FLOORS , 1975 BUILT
LOT SIZE: 184' x 199' ~ 0.86 ac.
ZONING: COMMERCIAL

PRO-FORMA INCOME: \$128,000.00/YR.
OPERATING EXPENSES: \$50,800.00/YR. incl. \$16,000 TAXES



FULL APOD AVAILABLE UPON REQUEST

RESIDENTIAL RELOCATION ♦ COMMERCIAL LEASING ♦ PROPERTY MANAGEMENT ♦ BUSINESS & ESTATE APPRAISALS
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