



ADDRESS	1669 Lake Avenue, Rochester, NY, Monroe County
LOCATION	Just north of NY 104, 5 minutes from Exit 10, I-590. Adjacent to Lot #3
PARCEL SIZE	1.7 acres +/- . Site size to be determined with subdivision.
SALE PRICE	Not for sale
LEASE RATE	\$6,000 per acre per year
OPERATING EXPENSES	Lease includes CAM, landlord's insurance and taxes.
ZONED	Planned Development PD-12
PHYSICAL CONDITION	Former building site, top soiled filled to grade.
UTILITIES	Electric, 260 psi steam, 135 psi steam, 70 psi steam, low pressure steam, chilled water, 90F refrigeration, compressed air, nitrogen, high purity water, process water, drinking/potable water, industrial sewer, sanitary sewer, RG&E natural gas.
TAX PARCEL IDS	090.35-1-2.6
AREA AMENITIES	A number of amenities are located near the site. Walking distance to Genesee Riverway Trail, Seneca Park & Zoo, Kodak Center for the Performing Arts, Monroe Community College Workforce Development Center and several retail locations. 1.2 miles to Maplewood YMCA. 3.5 miles to City Center, 4.5 miles to Ontario Park.







