



ADDRESS	213 Eastman Avenue, Rochester, NY, Monroe County
LOCATION	North of NY 104, 5 minutes from Exit 10, I-590. Adjacent to Lot #6, near #5
PARCEL SIZE	7.6 acres +/- . Site size to be determined with subdivision.
SALE PRICE	\$80,000 to \$100,000 per acre depending on use
LEASE RATE	Lease: \$6,000 per acre per year
OPERATING EXPENSES	<b>Lease:</b> Includes CAM, landlord's insurance and taxes. <b>Sale:</b> TAXES: \$71,233 per year Perimeter CAM: Negotiable
ZONED	Planned Development PD-12
PHYSICAL CONDITION	Asphalt pavement, storm sewers and area lighting
UTILITIES	Kodak Water transmission mains in Eastman Avenue deliver water to the B-37 reservoir. This is at low pressure, but a user of the space could add pumping capacity to pull from the mains.
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.











