



ADDRESS	933 West Ridge Road, Rochester, NY, Monroe County
LOCATION	On NY 104, 7 minutes from Exit 10, I-590, 7 minutes from I-390
PARCEL SIZE	4.2 acres +/- . Site size to be determined with subdivision.
SALE PRICE	\$100,000 to \$140,000 per acre depending on use
LEASE RATE	Lease: \$8,000 per acre per year
OPERATING EXPENSES	Lease: Includes CAM, landlord's insurance and taxes. Sale: TAXES: \$77,622 per year Perimeter CAM: Negotiable
ZONED	M-1 Industrial
PHYSICAL CONDITION	Former building site, top soiled to grade, bermed / seeded with internal asphalt roadways and parking lot.
UTILITIES	Electric, 260 psi steam, 135 psi steam, 70 psi steam, low pressure steam, chilled water, refrigeration, compressed air, nitrogen, high purity water, process water, drinking/potable water, industrial & sanitary sewer, RG&E natural gas.
TAX PARCEL IDS	090.23-1-9. 2
AREA AMENITIES	Minutes to The Mall at Greece Ridge where dining and shopping opportunities abound. Less than 15 minutes to Lake Ontario beaches. Short drive to the Genesee Riverway Trail, Seneca Park & Zoo, Kodak Center for the Performing Arts, and Monroe Community College Workforce Development Center.







