



ADDRESS	587 West Ridge Road, Rochester, NY, Monroe County
LOCATION	On NY 104, 5 minutes from Exit 10, I-590, 10 minutes from I-390
TOWN / COUNTY	City of Rochester, Monroe County
PARCEL SIZE	5.2 acres +/- . Site size to be determined with subdivision.
SALE PRICE	\$100,000 to \$130,000 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: \$21,476 Perimeter CAM: Negotiable
ZONED	M-1 Industrial
EASEMENTS	NYS Department of Transportation has a permanent easement
PHYSICAL CONDITION	Parking lot with stop light on W. Ridge Road. Bordered by former building site, top soiled to grade, bermed / seeded.
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	090.25-1-1
AREA AMENITIES	Minutes to The Mall at Greece Ridge where dining and shopping opportunities abound. Short drive to the Genesee Riverway Trail, Seneca Park & Zoo, Kodak Center for the Performing Arts, and Monroe Community College Workforce Development Center. 2 miles to Maplewood YMCA. 3 miles to City Center, 4 miles to Ontario Park.

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