

Freestanding Industrial Building

ROCHESTER, NY



OFFERING MEMORANDUM

KELLER WILLIAMS REALTY GREATER ROCHESTER

2000 Winton Road South,
Bldg 1, Ste 201
Rochester, NY 14618

PRESENTED BY:

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ROCHESTER, NY

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FREESTANDING INDUSTRIAL BUILDING

PROPERTY INFORMATION

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EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADDITIONAL PHOTOS

Executive Summary



OFFERING SUMMARY

SALE PRICE: \$250,000

LOT SIZE: 1.38 Acres

YEAR BUILT: 1986

BUILDING SIZE: 11,293

ZONING: M1

MARKET: Rochester

SUBMARKET: Greater Rochester

PRICE / SF: \$22.14

PROPERTY OVERVIEW

4 parcels combined, including 98, 100, 110 and 123 Louise Street, Rochester NY 14606. All lot size and tax information combined.

PROPERTY HIGHLIGHTS

- 4 parcels combined
- Sale includes building and land
- Current lease through August 2020 @ \$4000/month
- 3 phase power
- Concrete floors
- Dedicated parking lot

Property Description



PROPERTY OVERVIEW

4 parcels combined, including 98, 100, 110 and 123 Louise Street, Rochester NY 14606. All lot size and tax information combined.

LOCATION OVERVIEW

Exit 10B off of 490E, turn right onto Jay Street, left onto Louise Street. Jay Street has an ADT count marked as 4001 - 10,000. Cross street Holworthy street has an ADT count of 1 - 1,500.

Property Details

SALE PRICE**\$250,000****LOCATION INFORMATION**

Building Name	Freestanding Industrial Building
Street Address	125 Louise Street
City, State, Zip	Rochester, NY 14606
County/Township	Monroe
Market	Rochester
Submarket	Greater Rochester
Cross Streets	Lyell
Nearest Highway	490E

BUILDING INFORMATION

Building Size	11,293 SF
Number Of Grade Level Doors	2
Number Of Dock High Doors	1
Year Built	1986
Load Factor	Yes
Free Standing	No

PROPERTY DETAILS

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	M1
Lot Size	1.38 Acres
APN#	261400-105-720-0001-005-002-0000
Submarket	Greater Rochester
MLS ID#	R1215233

Additional Photos



FREESTANDING INDUSTRIAL BUILDING

LOCATION INFORMATION

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REGIONAL MAP

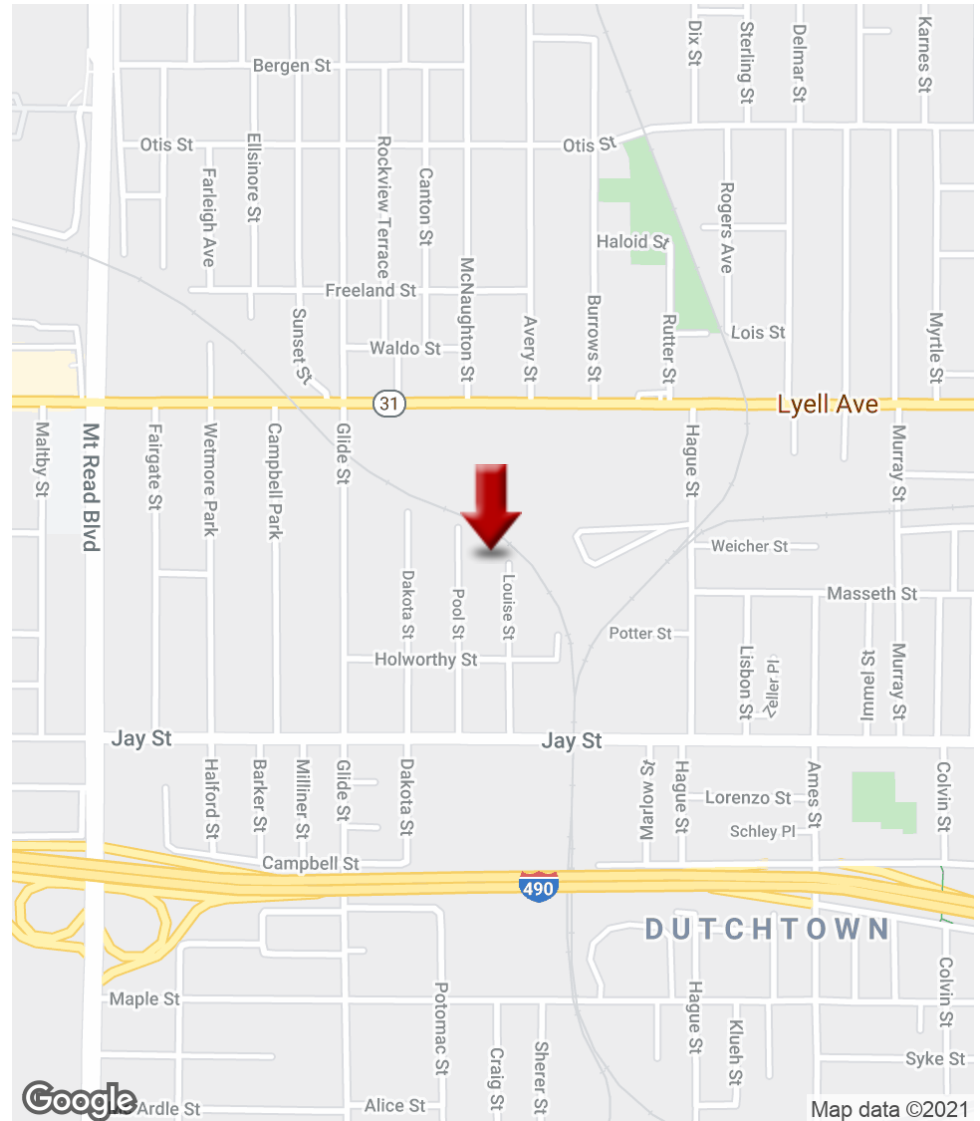
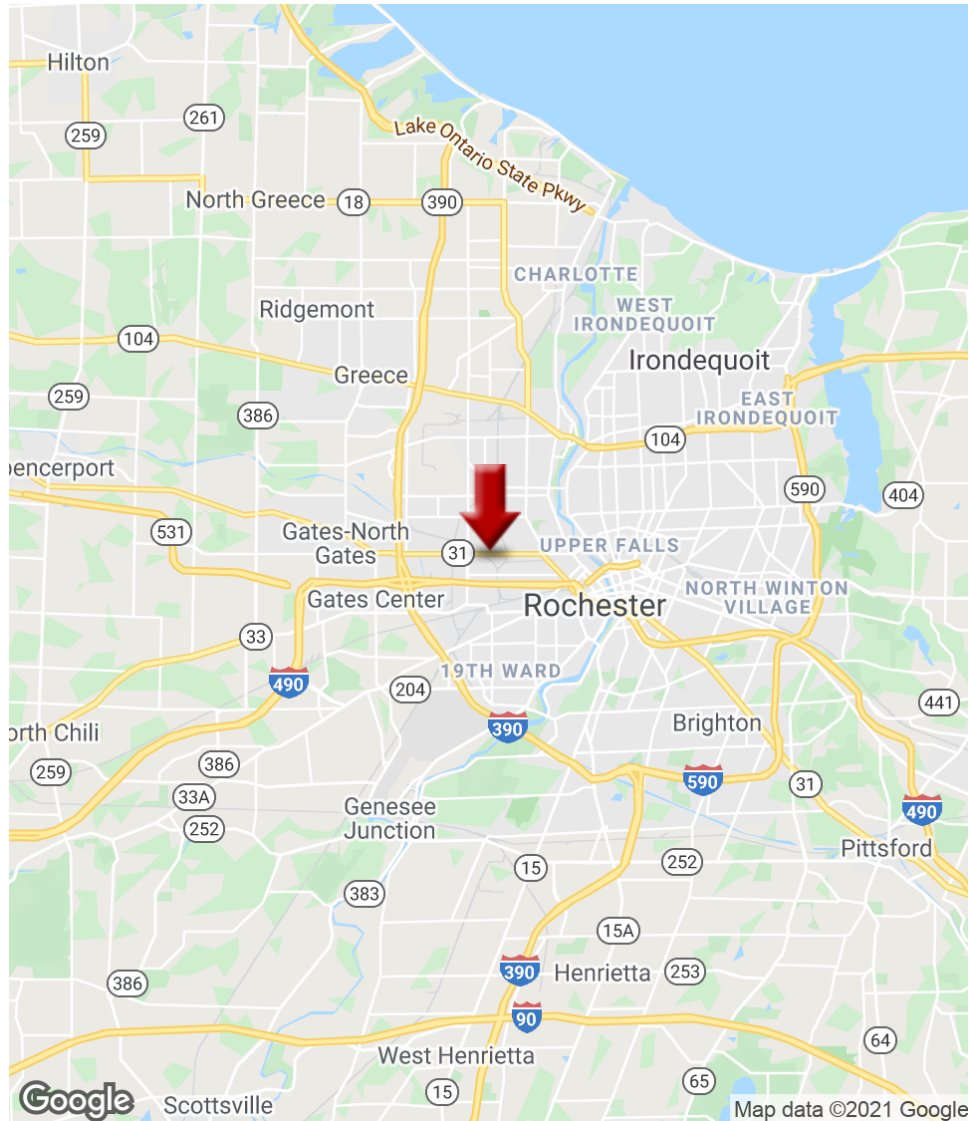
LOCATION MAPS

AERIAL MAP

Regional Map



Location Maps



Aerial Map



FREESTANDING INDUSTRIAL BUILDING

FINANCIAL ANALYSIS

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FINANCIAL SUMMARY

INCOME & EXPENSES

TENANT PROFILES

Financial Summary

INVESTMENT OVERVIEW

Price	\$250,000
Price per SF	\$22.14
CAP Rate	-
Cash-on-Cash Return (yr 1)	- %
Total Return (yr 1)	-
Debt Coverage Ratio	-

OPERATING DATA

Gross Scheduled Income	-
Other Income	-
Total Scheduled Income	-
Vacancy Cost	-
Gross Income	-
Operating Expenses	-
Net Operating Income	-
Pre-Tax Cash Flow	-

FINANCING DATA

Down Payment	-
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

Income & Expenses

INCOME SUMMARY		PER SF
Gross Income	-	-
Vacancy Cost	-	-
EXPENSE SUMMARY		PER SF
Gross Expenses	-	-
Net Operating Income	-	-

Tenant Profiles

OVERVIEW

Company:
Founded:
Total Revenue:
Net Income:
Net Worth:
Lease Rate:
Headquarters:
Website:

TENANT HIGHLIGHTS

- Tenant Highlight 1
- Tenant Highlight 2
- Tenant Highlight 3

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HEADER 1

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HEADER 3

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FREESTANDING INDUSTRIAL BUILDING

SALE COMPARABLES

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SALE COMPS

SALE COMPS SUMMARY

SALE COMPS MAP

Sale Comps



Sale Comps Summary



SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	CAP	# OF UNITS	
<div>Freestanding Industrial Building</div> <div>125 Louise Street</div> <div>Rochester, NY 14606</div>	\$250,000	11,293 SF	\$22.14	-	-	
SALE COMPS	PRICE	BLDG SF	PRICE/SF	CAP	# OF UNITS	CLOSE
Totals/Averages	\$	SF	\$NaN	0.0%		

Sale Comps Map



SUBJECT PROPERTY

125 Louise Street | Rochester, NY 14606

FREESTANDING INDUSTRIAL BUILDING

RENT COMPARABLES

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RENT COMPS

RENT COMPS SUMMARY

RENT COMPS MAP

Rent Comps



Rent Comps Summary



SUBJECT PROPERTY	PRICE	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
Freestanding Industrial Building 125 Louise Street Rochester, NY 14606	N/A	-	11,293 SF	-	100.0%
RENT COMPS	PRICE	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
Totals/Averages	\$	-	-	-	-

Rent Comps Map



SUBJECT PROPERTY

125 Louise Street | Rochester, NY 14606

FREESTANDING INDUSTRIAL BUILDING

ADDITIONAL INFORMATION

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SITE PLAN

Site Plan

