

# 3200 BHTL RD

3200 Brighton Henrietta Townline Road  
Rochester, NY 14623



OFFICE BUILDING FOR SALE



**Brian Donovan**  
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NY #10491202934





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## PROPERTY DESCRIPTION

Converted Residential Building for sale. Ideal location for a professional services office, medical services offices, or as retail. The building has additional parking in the rear of the lot, and an unfinished basement for upside or can be used as storage space. The tenants are sole practitioners that rent individual rooms in the building. Leases are M-T-M, however the tenants have been renting spaces for 5 years or more.

## LOCATION DESCRIPTION

Brighton-Henrietta Townline Road is a commercial corridor primarily occupied by service and light manufacturing enterprises, with some professional services companies as well. Conveniently located just off the intersection of Winton Road and Brighton Henrietta Townline Rd, this site is minutes from I-590, a major highway in Rochester. The site's close proximity to both I-390 and I-590 allows for multiple access points to highways for efficient transit to and from the site.

## OFFERING SUMMARY

Sale Price:	\$375,000
Lot Size:	1 Acres
Building Size:	2,163 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,683	87,152	253,328
Total Population	4,083	210,529	637,803
Average HH Income	\$63,646	\$65,499	\$62,544



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TENANT NAME	UNIT NUMBER	LEASE END	MONTHLY RENT
Dr. Sessions	1	Either Party can terminate with 60 Days Notice	\$340
Dr. Bell, DC	2		\$480
Dr. Mannion, PsyD	3	October 2021	\$450
Owner	4	N/A	\$0
Yoga Instructor	5	Quarterly Renewals	\$330
Totals/Averages			\$1,600

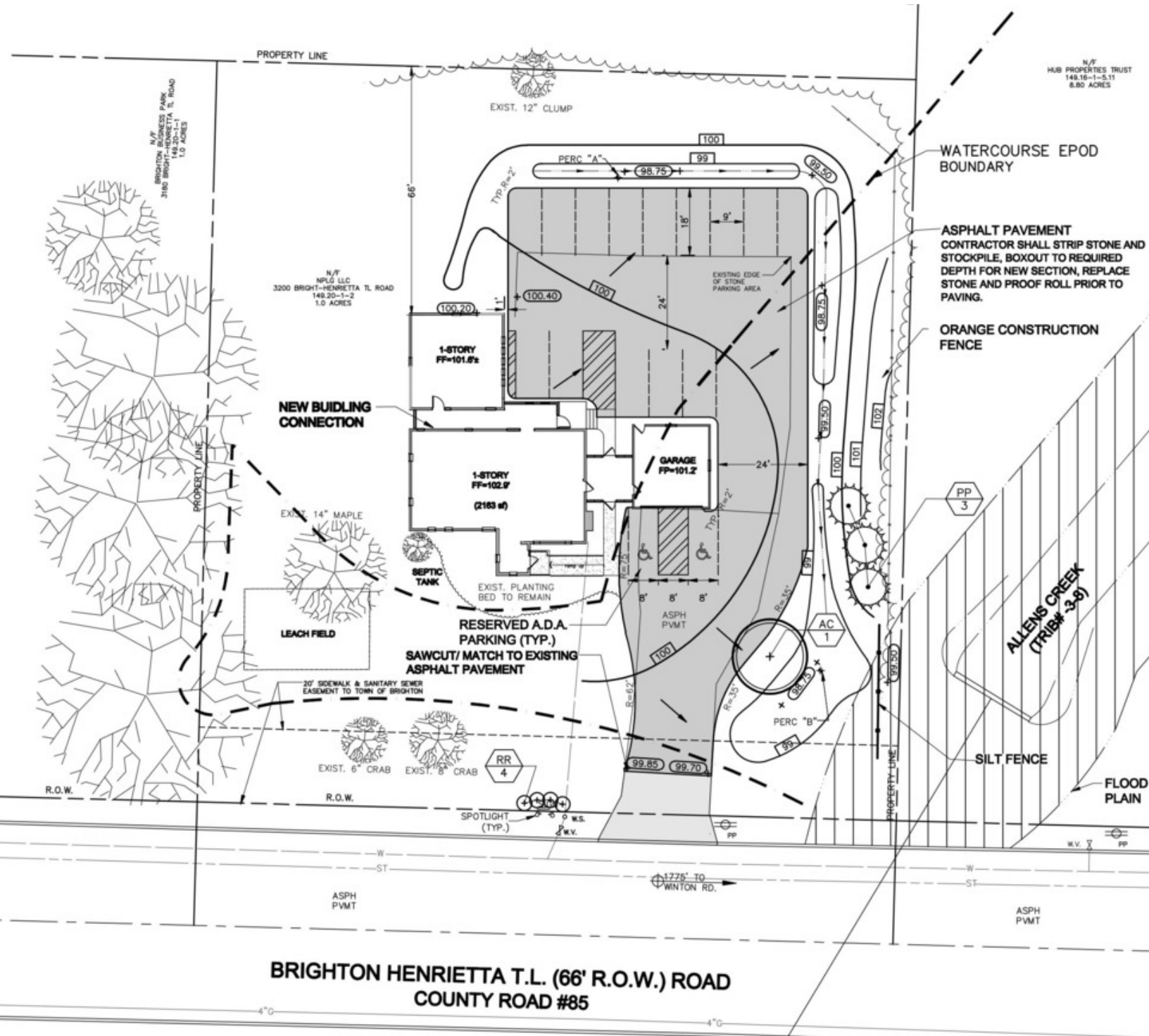


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