



1175 Bragg St

1175 Bragg St, Honeoye Falls, NY 14472



eXp Commercial | 165 Broadway Suite 23rd Floor | New York, NY 10006 |

Michael Conroy

585.735.7739

michaelconroyrealty@gmail.com

Richard Rock

585.217.7800

richard.rock7800@gmail.com

FOR SALE | 1175 Bragg St

1175 Bragg St, Honeoye Falls, NY 14472



Offering Summary

Sale Price:	\$850,000
Building Size:	21,305 SF
Lot Size:	6 Acres
Price / SF:	\$39.90
Year Built:	1970
Zoning:	General Business
Market:	Rochester
Submarket:	Honeoye Falls / Lima

Property Overview

1175 Bragg St in Honeoye Falls, NY, is a remarkable property now available for sale or for lease. Sitting on a generous 6-acre lot, this property offers two buildings totaling 21,305 square feet. The main building boasts an impressive 18,705 square feet with 1,780 square feet of office space, a loading dock, and two drive-in doors. With heavy electricity and an open floor plan, it provides endless possibilities. Additionally, there is a detached storage building spanning 2,600 square feet, complete with a large drive-in door and a loading dock. Featuring 800A/230V 3-Phase Electric, 525 BTU Steam Boiler Heat, and exceptional amenities, including loading docks and drive-in doors, this property is ideal for any business. Located in the Honeoye Falls/Lima market and zoned for General Business, it provides excellent opportunities for growth and expansion. Don't miss your chance to acquire this incredible property.

Property Highlights

- 800A/230V 3-Phase Electric
- 525 BTU Steam Boiler Heat
- Loading Docks
- Drive-in Doors

Michael Conroy

585.735.7739

michaelconroyrealty@gmail.com

Richard Rock

585.217.7800

richard.rock7800@gmail.com



FOR LEASE | 1175 Bragg St

1175 Bragg St, Honeoye Falls, NY 14472



Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	21,305 SF	Lease Rate:	\$5.00 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
1175 Bragg St	Available	21,305 SF	NNN	\$5.00 SF/yr	-

Michael Conroy
585.735.7739
michaelconroyrealty@gmail.com

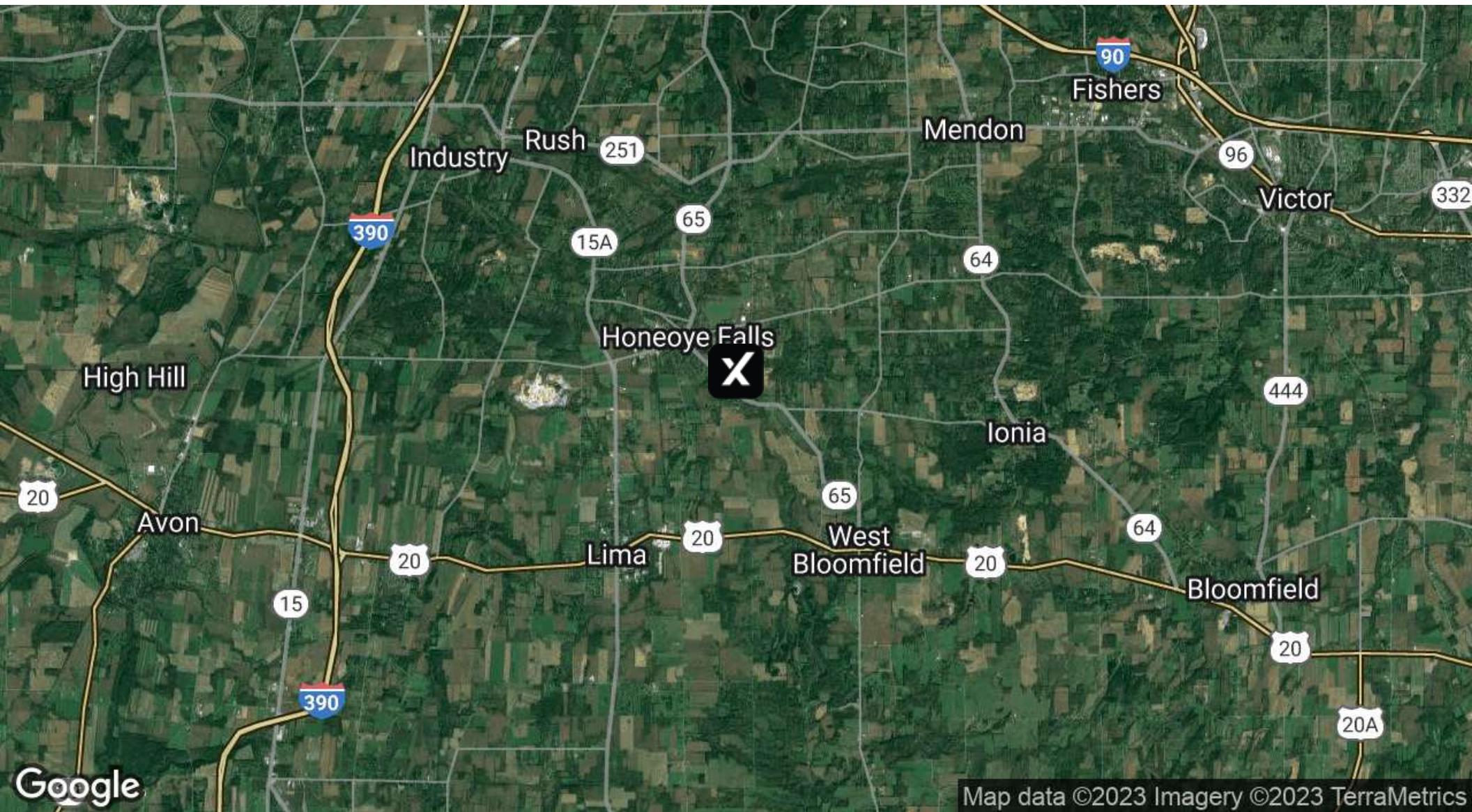
Richard Rock
585.217.7800
richard.rock7800@gmail.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE | 1175 Bragg St

1175 Bragg St, Honeoye Falls, NY 14472



Michael Conroy

585.735.7739

michaelconroyrealty@gmail.com

Richard Rock

585.217.7800

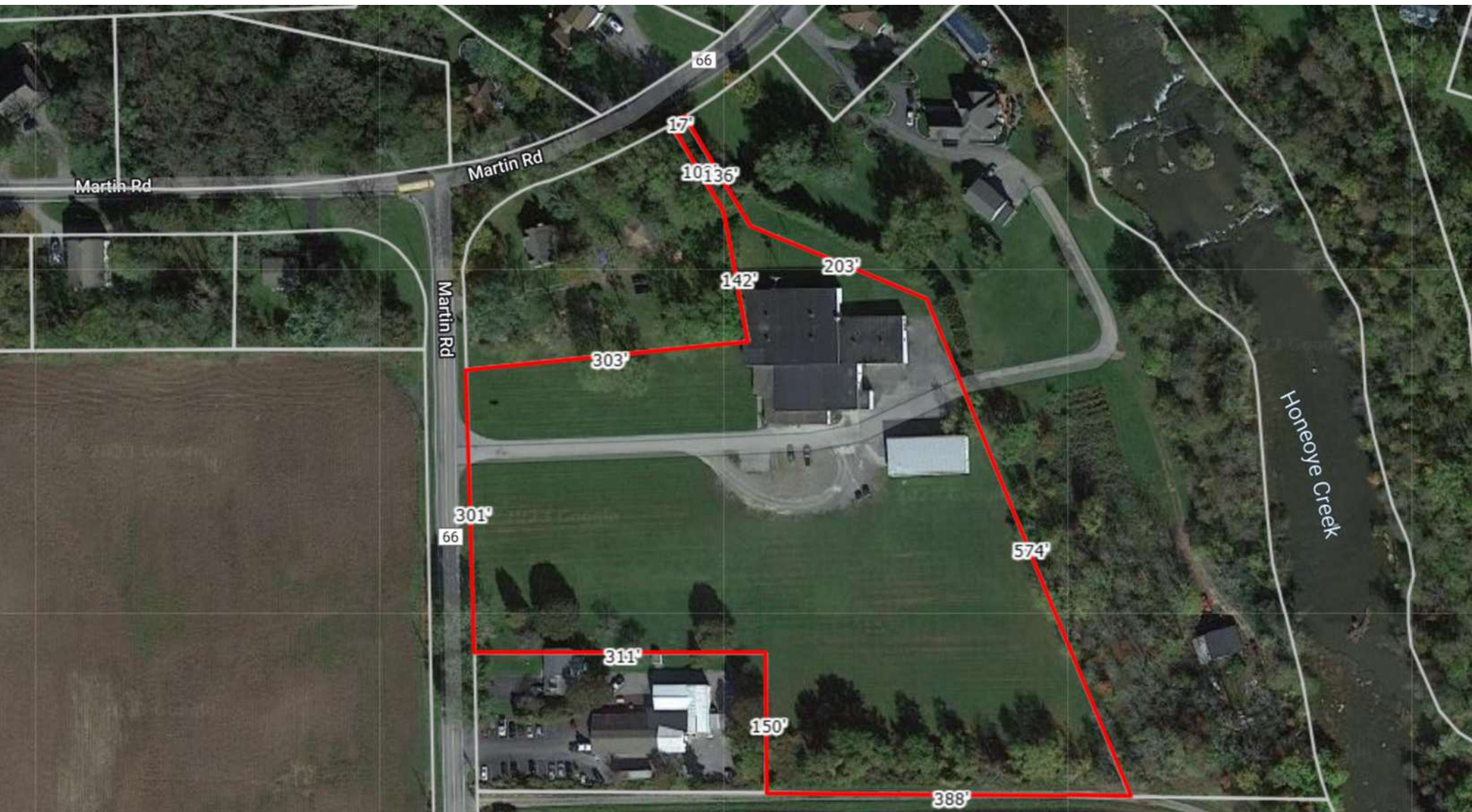
richard.rock7800@gmail.com

expTM
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE | 1175 Bragg St

1175 Bragg St, Honeoye Falls, NY 14472



Michael Conroy

585.735.7739

michaelconroyrealty@gmail.com

Richard Rock

585.217.7800

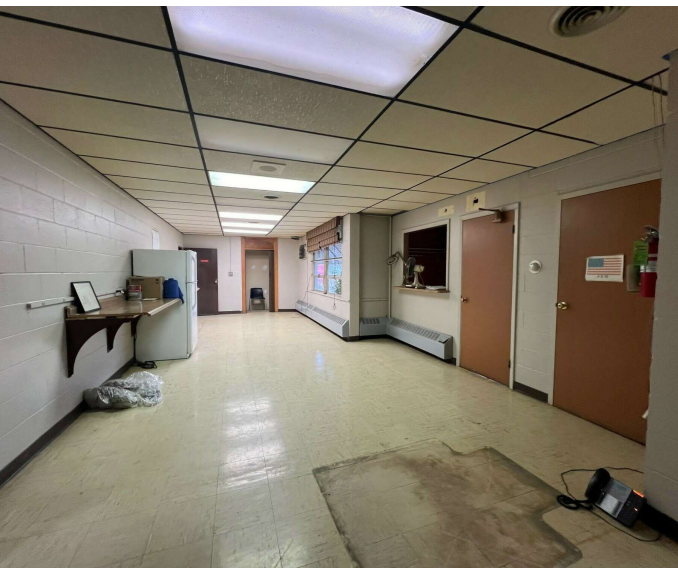
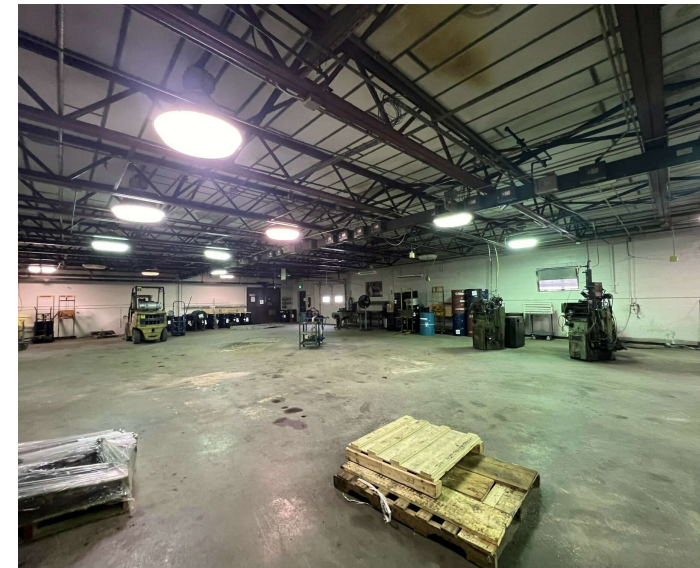
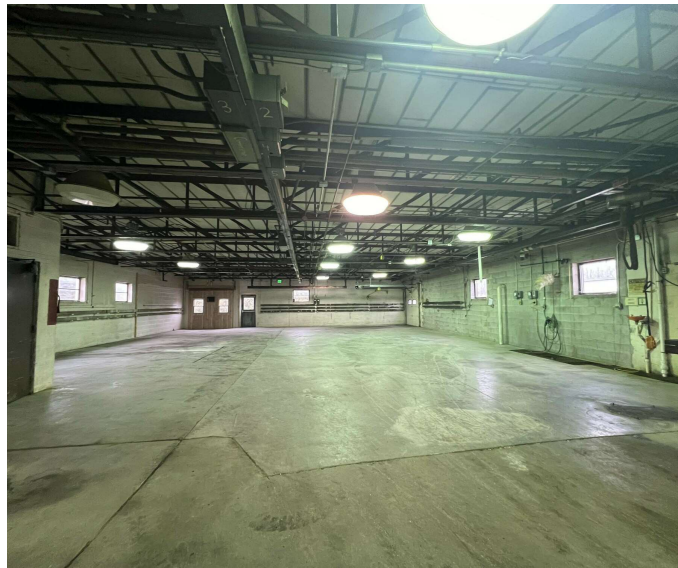
richard.rock7800@gmail.com

expTM
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE | 1175 Bragg St

1175 Bragg St, Honeoye Falls, NY 14472



Michael Conroy

585.735.7739

michaelconroyrealty@gmail.com

Richard Rock

585.217.7800

richard.rock7800@gmail.com

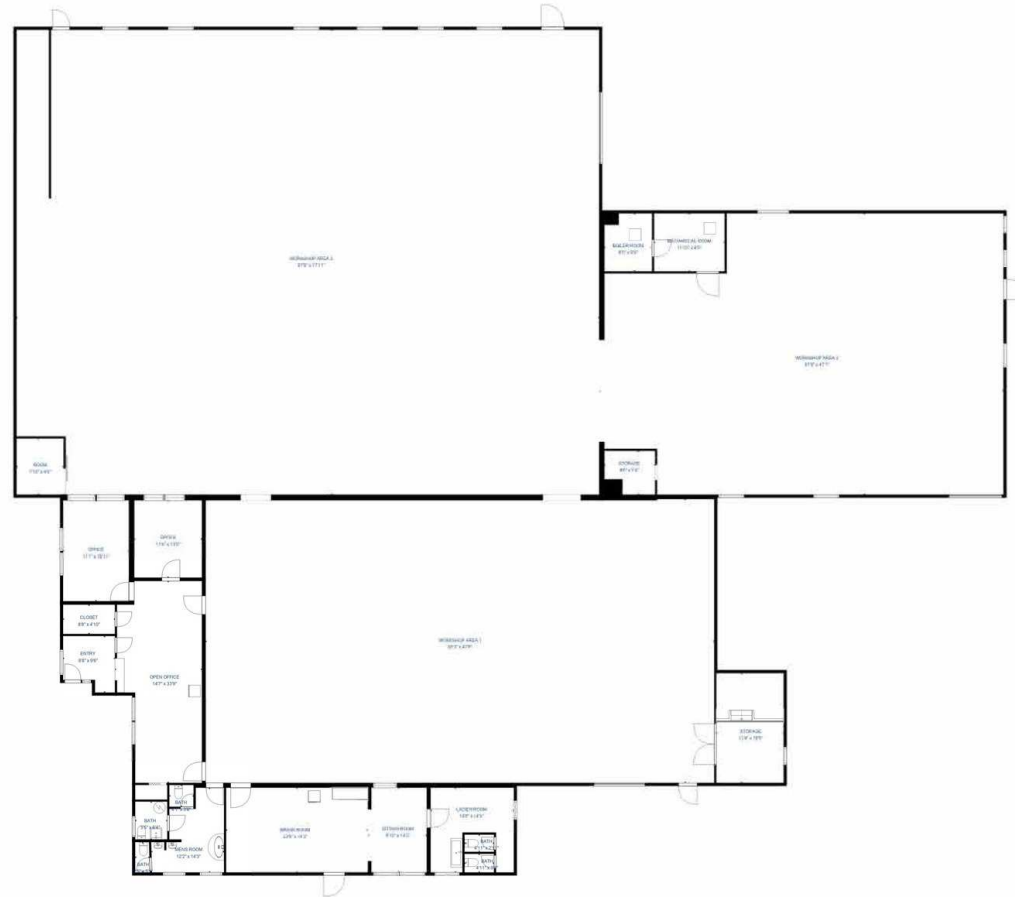
expTM
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE | 1175 Bragg St

1175 Bragg St, Honeoye Falls, NY 14472

VIDEO TOUR



Estimated areas

Total GLA 18705 sq. ft, total scanned area 18705 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Michael Conroy

585.735.7739

michaelconroyrealty@gmail.com

Richard Rock

585.217.7800

richard.rock7800@gmail.com



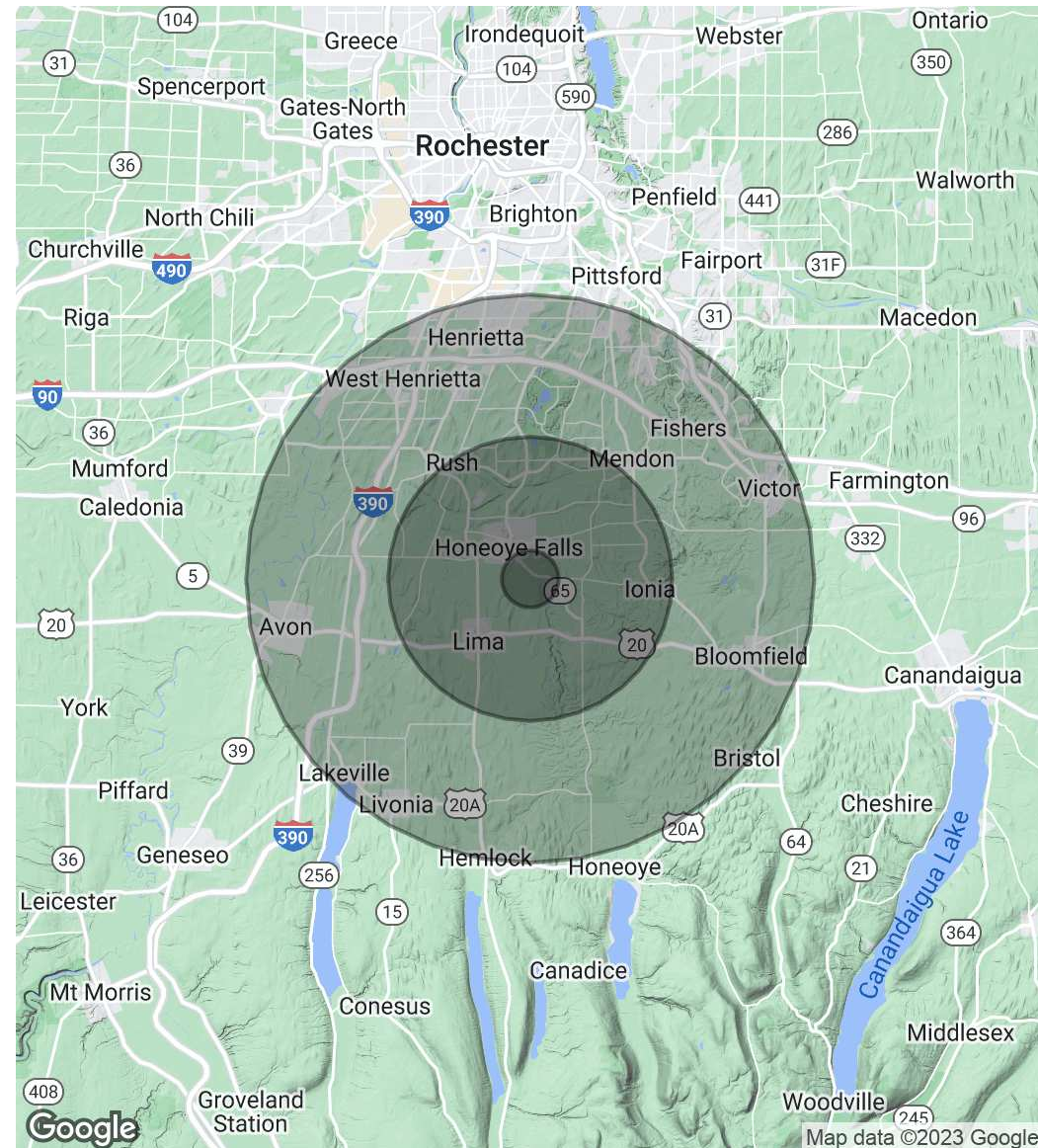
eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE | 1175 Bragg St

1175 Bragg St, Honeoye Falls, NY 14472

Population	1 Mile	5 Miles	10 Miles
Total Population	615	13,188	90,048
Average Age	42.3	44.8	44.0
Average Age (Male)	33.4	42.7	43.1
Average Age (Female)	48.7	46.0	44.6
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	249	5,504	37,313
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$96,158	\$100,433	\$107,050
Average House Value	\$210,629	\$227,013	\$220,410

* Demographic data derived from 2020 ACS - US Census



Michael Conroy

585.735.7739

michaelconroyrealty@gmail.com

Richard Rock

585.217.7800

richard.rock7800@gmail.com

exp
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE | 1175 Bragg St

1175 Bragg St, Honeoye Falls, NY 14472



Michael Conroy

Associate Real Estate Broker

C: 585.802.3327

michaelconroyrealty@gmail.com

NY #10301218830



Richard Rock

Associate Real Estate Broker

C: 585.217.7800

richard.rock7800@gmail.com

NY #30R01055945

Michael Conroy

585.735.7739

michaelconroyrealty@gmail.com

Richard Rock

585.217.7800

richard.rock7800@gmail.com

