



### Property Highlights

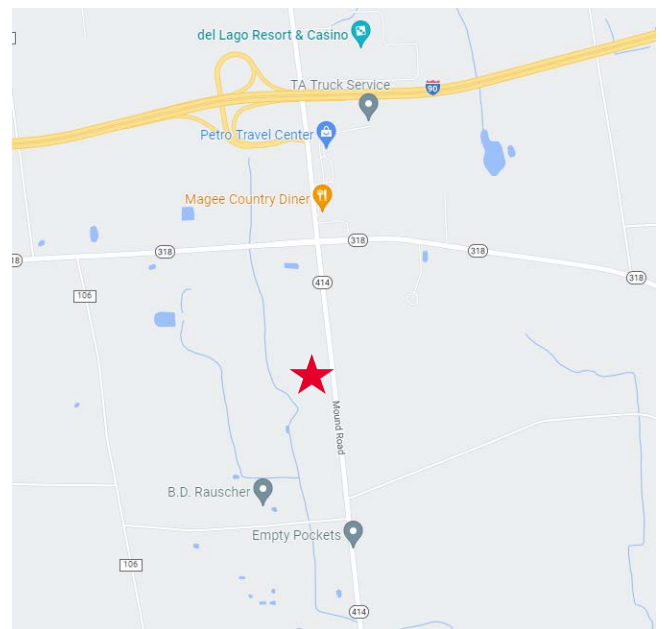
- Property includes 3.9± Acre parcel (to be subdivided)
- Two residences of 1,800± SF each
- Also includes a 5,450± SF metal frame commercial building

#### Traffic Counts

State Route 414	6,171 ADDT
NYS Thruway I-90	38,407 ADDT
Source	NYS DOT

#### Space Details

Available SF (3 buildings):	9,050± SF
Lot Size:	3.9± Acres
Sale Price:	\$500,000



For more information, please contact:

**Robert F. Wied, Jr**  
**Associate Real Estate Broker**  
 +1 585 248 9426  
 rwied@pyramidbrokerage.com

370 Woodcliff Drive  
 Fairport, New York 14450  
 +1 585 248 9426  
 pyramidbrokerage.com