

PROFESSIONAL OFFICE BUILDING

2099 WEST RIDGE ROAD, ROCHESTER NY



Commercial Brokerage
The Measure of Excellence

OFFICE BUILDING FOR SALE



EXCELLENT VISIBILITY / MULTIPLE SUITES

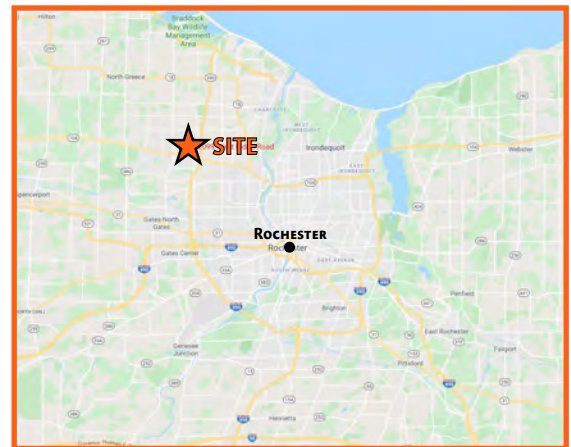
LOCATION

- HIGH-DENSITY RIDGE ROAD CORRIDOR, 44,400 CARS PER DAY
- 230,000 PEOPLE W/IN 5 MILES
- ADJACENT TO 1,630,000 SF GREECE RIDGE MALL

PROPERTY HIGHLIGHTS

- 1938 CONVERTED RESIDENCE OFFERS 5,457 SF IN TWO BRIGHT & CHARACTER-FILLED SUITES
- 2-STORY BUILDING, OFFERS FINISHED BASEMENT W/ EGRESS
- 0.37 ACRE SITE WITH 18 OFF-STREET PARKING SPACES
- ZONED BP-2 FOR PROFESSIONAL OFFICE W/HIGH VISIBILITY
- CAPABLE OF USE AS 1 OFFICE OR 2 SEPARATE SUITES WITH GAS/ELECTRIC SEPARATION
- EXCELLENT OPPORTUNITY FOR CO-WORK SPACE OR PRIVATE OFFICE WITH ADDITIONAL INCOME POTENTIAL

OFFERED @ \$435,000



DEMOGRAPHICS

Estimated
Source: 2010 Census, ESRI 2019 Forecast

	1 mile	3 mile	5 mile
Population	10,444	87,018	229,057
Avg. Household Inc.	\$69,248	\$66,960	\$62,117
Households	4,678	36,244	93,471

* All information deemed reliable but cannot be guaranteed



CALIBER COMMERCIAL BROKERAGE, LLC
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TENANT REPRESENTATION INVESTMENT SALES LEASING BUYER REPRESENTATION

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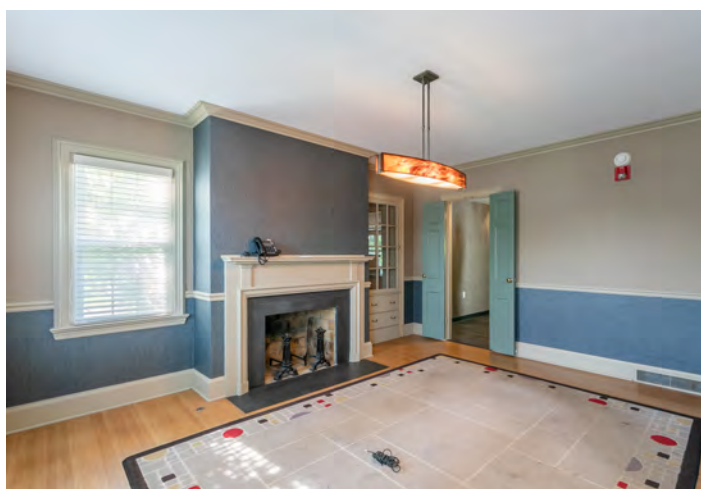
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BUILDING INTERIOR



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BUILDING EXTERIOR



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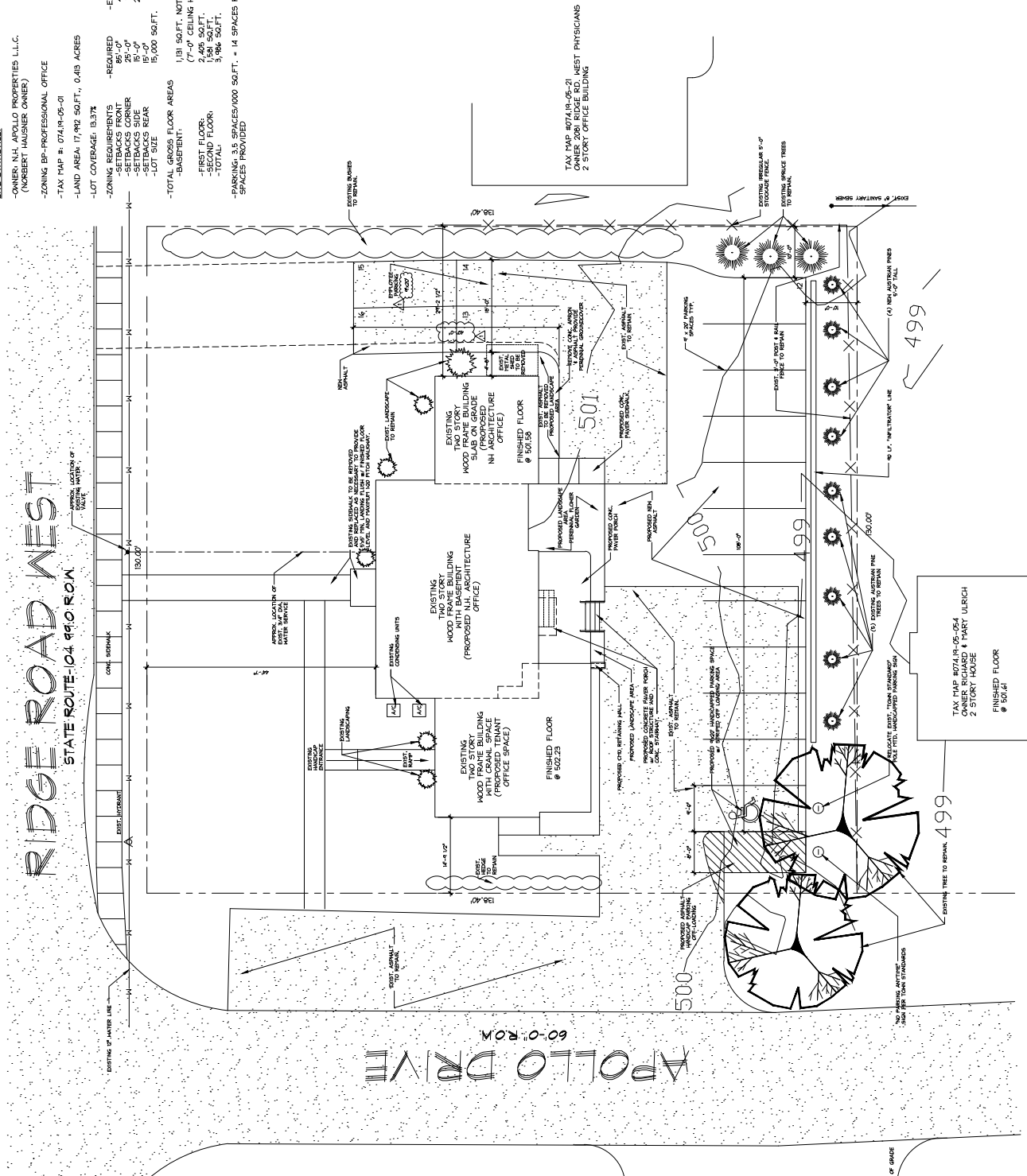
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EXISTING SITE PLAN

SITE STATISTICS:

- OWNER: N.H. APOLLO PROPERTIES L.L.C. (ROBERT HAUSER OWNER)
- ZONING: BP-PROFESSIONAL OFFICE
- TAX MAP #: 074.18-05-01
- LAND AREA: 17,492 SQ.FT., 0.418 ACRES
- LOT COVERAGE: 13.37%
- ZONING REQUIREMENTS:
 - SETBACKS FRONT: 95'-0"
 - SETBACKS CORNER: 15'-0"
 - SETBACKS SIDE: 24'-2 1/2' EXIST.
 - SETBACKS REAR: 19'-0"
 - LOT SIZE: 15,000 SQ.FT.
- TOTAL GROSS FLOOR AREAS:
 - BASEMENT: 1,191 SQ.FT. NOT OCCUPIED (7'-6" CEILING HEIGHTS)
 - FIRST FLOOR: 2,478 SQ.FT.
 - SECOND FLOOR: 1,680 SQ.FT.
 - TOTAL: 3,866 SQ.FT.
- PARKING: 3.5 SPACES/1000 SQ.FT. = 14 SPACES REQUIRED/16 SPACES PROVIDED



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PROFESSIONAL OFFICE BUILDING

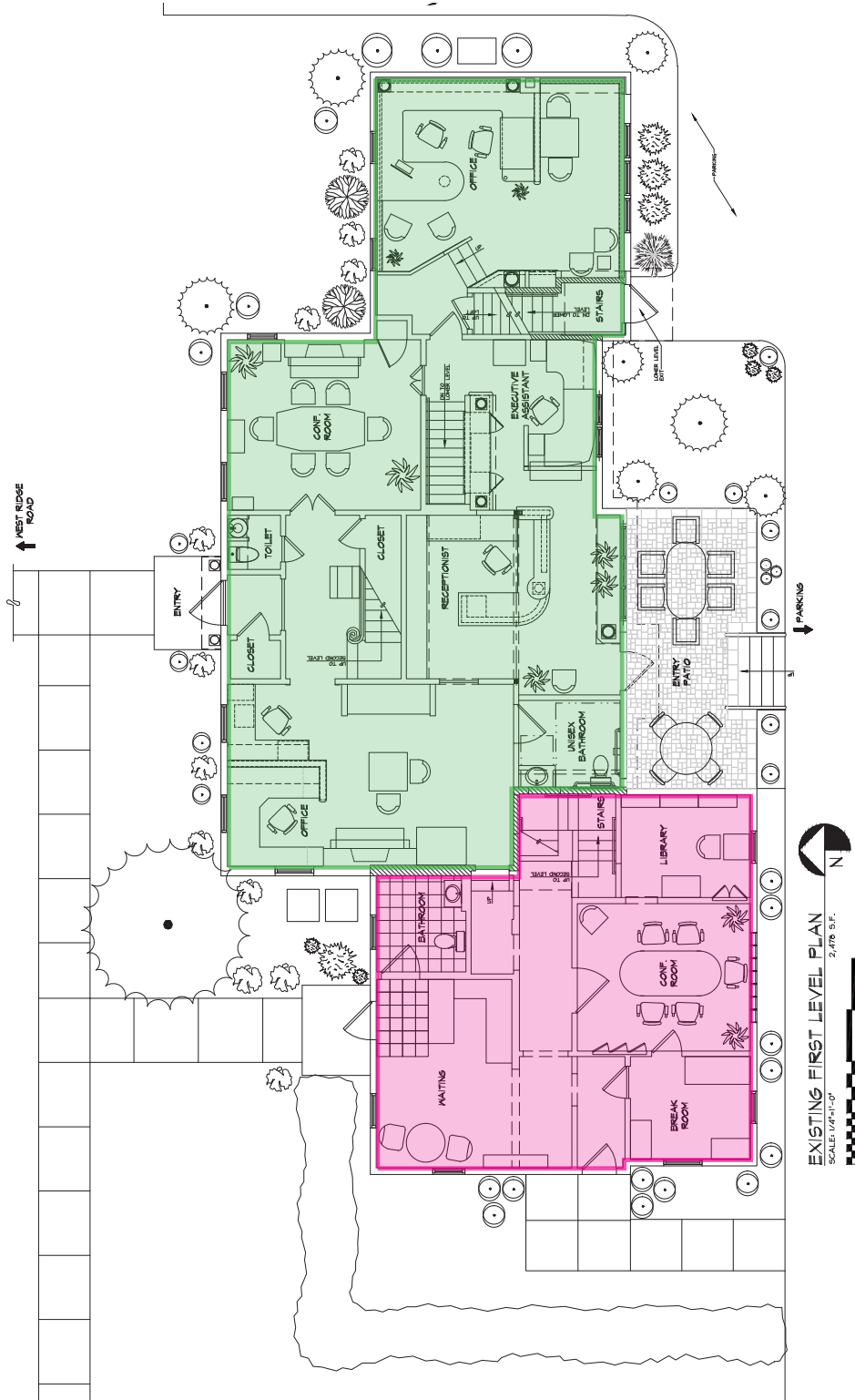
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GROUND FLOOR PLAN



EXISTING FIRST LEVEL PLAN
SCALE: 1/4" = 1'-0"
2,476 S.F.

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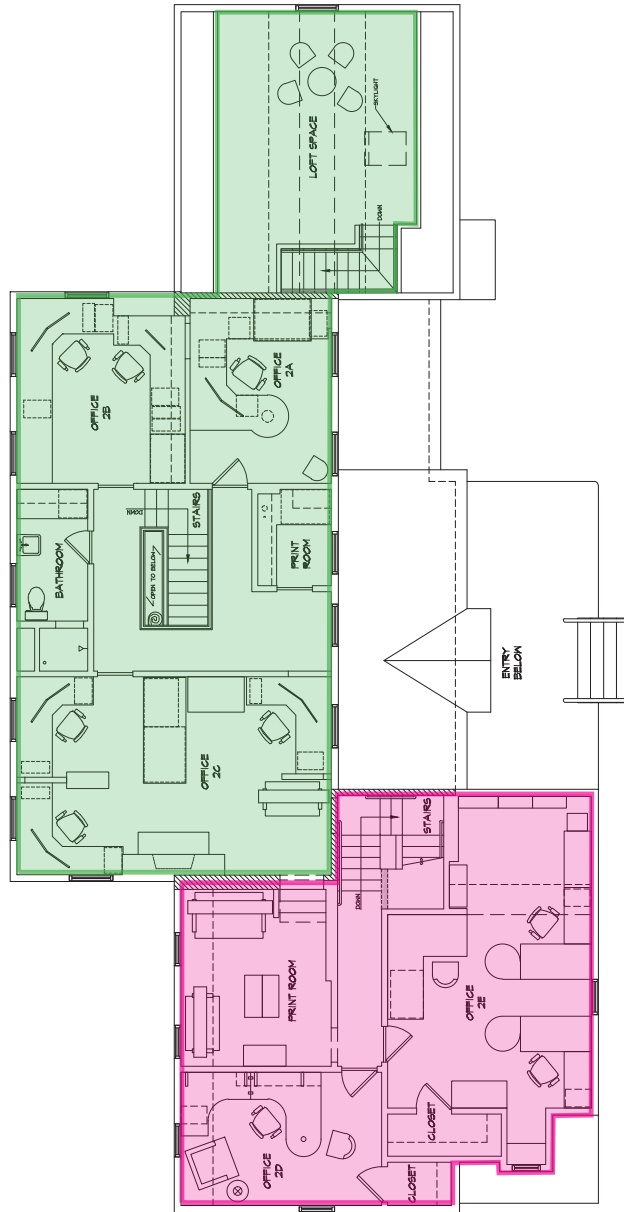
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SECOND FLOOR PLAN



EXISTING SECOND LEVEL PLAN
SCALE: 1/8"=1'-0"
2,148 S.F.

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