



AVAILABLE

919 Culver Road Rochester, NY



AVAILABLE CLASS B OFFICE - Gross Sq Ft 7698.

Class B office for sale and for lease. The single story office building consists of 7,698 square feet with an office suite available for lease, featuring 4,700 sq ft, with a private entrance, board room, six offices, a large open area with a built-in kitchenette. Features also include; carpeting, earth tone color, a security system, restrooms, street views, plenty of natural light, and surfaced on-site parking. This property is close to expressways, parking spaces are shared with the other plaza property owners (U of R and a church), they are first come first served. Tenant on-site Owner's son (insurance company, landlord side), \$2500 / month, month 2 month with option to renew. Leasing is \$6.00 per foot. Nets is \$3.00 / foot: taxes, insurance and cam, plus utilities and refuse.



HUNT Commercial
Real Estate Corporation
3300 Monroe Avenue
Rochester, New York 14618
HUNTCommercial.com

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PROPERTY OVERVIEW	
Lot Size	0.30 +/- Acres
Total SF	7,698 +/- SF
Leasable SF	4,700 +/- SF
Lease Rate	\$6.00 / SF
Year Built	1963
Stories	1
Traffic Count	14,592 ADT
Parking	100+ Spaces

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	23,831	146,069	307,821
Total Households	9,931	64,486	127,429
Median Annual Income	\$44,029	\$40,873	\$42,182

