

FORMER MEDICAL OFFICE BUILDING

325 E. 4TH ST.

JAMESTOWN, NY 14701



VENTURE
BROKERAGE GROUP

FOR SALE



AVAILABLE OPPORTUNITY

- Former medical office building 5,513 SF
- Asking \$199,000
- .30 Acres
- 2 Floors
- 10-15 Parking Spaces. Attached complete with wrap-around driveway.
- High visibility Brick structure. Walk to city center. Close to area hospital.

PROPERTY HIGHLIGHTS

- Spacious private offices
- Three blocks from Main St.
- Many proximate amenities including local restaurants, banks, retailers, grocery stores and service businesses.
- Easy on I-86 Access NYS Thruway
- Ideal for professional, legal, or medical offices; nonprofit



2815 Monroe Avenue
Rochester, NY 14618
www.VentureBrokerageGroup.com

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MARKET AERIAL



DEMOGRAPHIC SNAPSHOT	1 Miles	3 Miles	5 Miles
Population	16,324	36,532	44,387
Households	6,827	15,581	19,034
Median Household Income	\$37,559	\$53,191	\$58,460



1,614

Total Businesses



26,094

Total Employees



\$37,925

Median Household Income



40.2

Median Age



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