

FOR SALE

Historic Cobblestone Office Building 4495 W. Henrietta Rd, Henrietta, NY 14467



FEATURES:

- Historic Cobblestone Office Building Built In 1832
- Pristine condition inside and out
- Commercial B-1 zoning allows for many retail and professional uses
- Great roadside visibility to over 17,000 AVPD
- Numerous upgrades throughout
- Ample parking for about 20 vehicles
- 0.82 acres with 258 feet of frontage on W. Henrietta Rd.
- Newer roof, newer boiler, updated windows
- Walk-out basement
- Close to Interstate 390, numerous restaurants and shopping
- List price \$449,000



217 West Ave, Suite 201, Rochester, NY 14614



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.



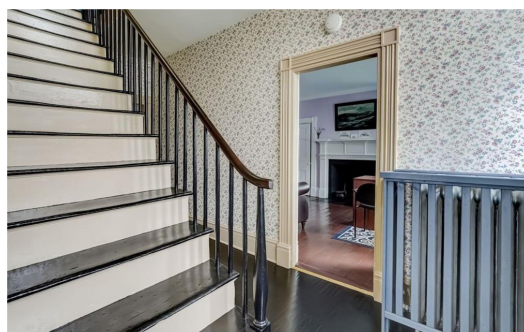
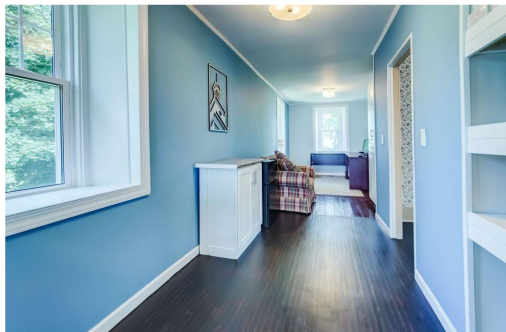
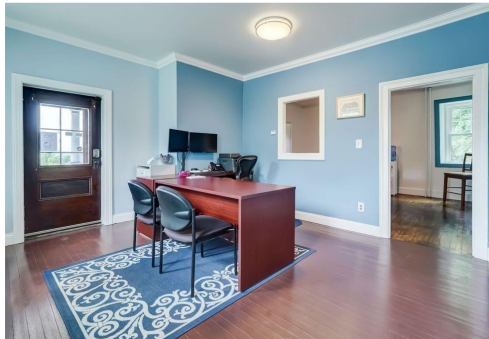
Paul Schiliro
Real Estate Salesperson

585.703.0079

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**5 MILE
DEMOGRAPHICS**



**POPULATION
83,493**



**DAYTIME EMPLOYEES
123,138**



**HOUSEHOLDS
32,233**



**AVERAGE HH
INCOME
\$86,084**



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