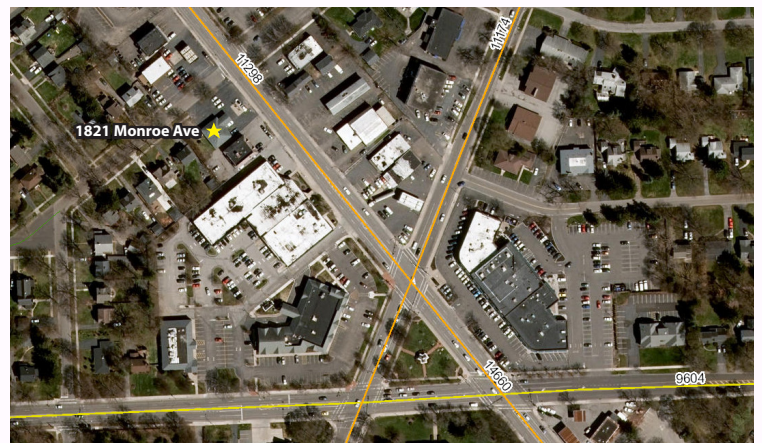


FOR LEASE

**Prime Corner Location - Town of Brighton!
1821 Monroe Avenue, Rochester, NY 14618**



1821 Monroe Ave Traffic Counts

PROPERTY HIGHLIGHTS

2,256 Sqft.

Corner Location

High Visibility

Over 11,000 Cars Daily

Used as Retail or Auto Service

Significant Business Goodwill in Place

Lease Rate \$20 NNN

Current use: as Auto Body Repair



217 West Main Street, 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.

Andrew Dollinger

Licensed Associate Real Estate Broker

585.415.0640

AndrewDollinger@hannacre.com

FOR LEASE

**Prime Corner Location - Town of Brighton!
1821 Monroe Avenue, Rochester, NY 14618**

**INTERIOR
PHOTOS**



HANNA
COMMERCIAL REAL ESTATE

217 West Main Street, Suite 201, Rochester NY, 14614

Andrew Dollinger
Licensed Associate Real Estate Broker

585.415.0640

AndrewDollinger@hannacre.com



The information submitted herein is not guaranteed. Although obtained from reliable sources, 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.