



*Proudly Offered By*

**Fallon Associates Realty Inc.**

**Bernie Fallon, Broker Owner**

**Tel. 585-292-5111**

**E-Mail. [bernie@fallon-realty.com](mailto:bernie@fallon-realty.com)**

**Web. [fallon-realty.com](http://fallon-realty.com)**



**ADDRESS: 1006—1010 LYELL AVENUE, ROCHESTER, NY 14606**

**SPACE: 4500 SF RETAIL SPACE ON 1ST FLOOR, 4 APARTMENT UNITS ON 2ND FLOOR**

**LOT SIZE: 45 FT X 110 FT**

**LEASE/SALE PRICE: LEASE RETAIL SPACE—\$5.25 PSF + NNN  
SALE PRICE—\$369,000.**

**FEATURES: RETAIL SPACE IN GOOD CONDITION—FORMER RENTWAY STORE  
3 APARTMENTS RECENTLY RENOVATED—LARGE SIZE UNITS  
EXCELLENT LOCATION FOR RESIDENTIAL GOODS/SERVICES BIZ**

**TAX ID: 261400-105-640-0001-012-000-0000**



All information furnished is deemed reliable but cannot be guaranteed or warranted. Proper due diligence by the purchaser or tenant to determine suitability for investment or use is recommended.