

J. Fiorie & Co.

A Commercial Real Estate Brokerage Company

For Sale

3,311 ±SF

Brighton Campus Park
Space 2C & 2B
Brighton, NY



2024 W Henrietta Rd

Rochester, NY 14623 (Brighton)

Property Features

- Brighton Campus Park is Professional Office Park.
- Located in Town of Brighton, on W Henrietta Rd, just South of I-390, this condo is Space 2C & 2B.
- Close proximity to MCC, City Gate, Monroe Community Hospital. Not far from Strong Memorial Hospital, RIT, and RIT School of Medicine.

Amenities

- Accessibility to I-390, Downtown Rochester & the suburbs
- 8 Private offices, Reception area, & Large conference room
- In close proximity to hospitals, colleges, and more

Demographic Report

2024 W Henrietta Rd	1 Mile	2 Miles	3 Miles	5 Miles
Population	10,316	29,509	88,672	230,679
Households	4,370	11,797	38,544	99,410
Med HH Income	\$46,784	\$46,279	\$46,020	\$50,765



Available Size **2,211 ±SF First floor**
+ 1,100 ±SF Lower level

Sale Price **Reduced to \$279,999**

HOA **\$387.08 per month**

Taxes **\$9,820.99**

Parking **20+ ±Cars Shared parking**

For more information:

Jeff Stern

Vice President Commercial Real Estate
Real Estate Salesperson
585-381-8500 • Jeff@jfiorieco.com

683 Pittsford Victor Road
Suite 300
Pittsford, NY 14534

www.jfiorieco.com

2018

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. ALL NAMES AND SERVICE MARKS ARE COPYRIGHT OF THEIR RESPECTIVE HOLDERS.

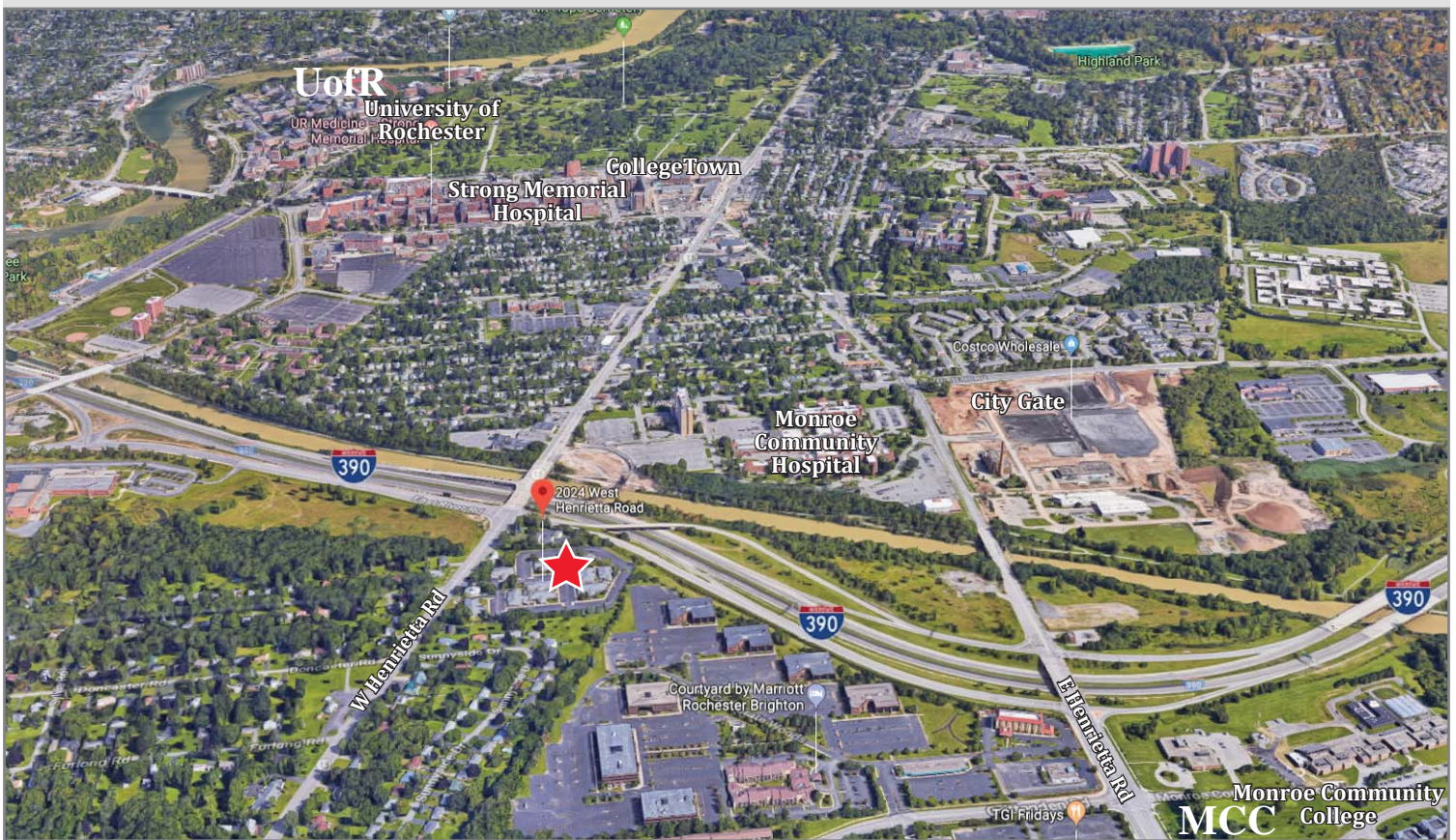
J. Fiorie & Co.

A Commercial Real Estate Brokerage Company

For Sale

3,311 ±SF

Brighton Campus Park
Space 2C & 2B
Brighton, NY



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. ALL NAMES AND SERVICE MARKS ARE COPYRIGHT OF THEIR RESPECTIVE HOLDERS.

683 Pittsford Victor Road
Suite 300
Pittsford, NY 14534

www.jfiorieco.com

Jeff Stern

VP of Commercial RE
Real Estate Salesperson
585-381-8500
Jeff@jfiorieco.com

2018

J. Fiorie & Co.

A Commercial Real Estate Brokerage Company

For Sale

3,311 ±SF

Brighton Campus Park
Space 2C & 2B
Brighton, NY



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. ALL NAMES AND SERVICE MARKS ARE COPYRIGHT OF THEIR RESPECTIVE HOLDERS.

683 Pittsford Victor Road
Suite 300
Pittsford, NY 14534

www.jfiorieco.com

Jeff Stern
VP of Commercial RE
Real Estate Salesperson
585-381-8500
Jeff@jfiorieco.com

2018