


AVAILABLE FOR SALE

TURNKEY COLLISION SHOP OR REDEVELOP

Property Highlights

- 7,014± SF industrial complex on 1.43± acres across two buildings (4,368± SF & 2,646± SF)
- Ideal auto repair or service facility with office space and multiple grade-level doors
- Suitable for light manufacturing, warehouse
- Corner lot with high visibility located directly at the corner of Route 31 and Alderman Road
- Turnkey setup includes tools and equipment for collision/repair use
- Clear height ranges between 14'-17'; ample interior workspace
- Newer steel frame construction (rear building)
- Great owner-user opportunity or potential redevelopment site

Demographic	1 Mile	3 Miles	5 Miles
Population	653	9,463	20,541
Households	289	4,085	8,448
Average H.H. Income	\$91,753	\$97,482	\$100,826
Source:	Arcgis		

Traffic Counts

Route 31	13,766 AADT
Source:	Regis

EXCLUSIVE CONTACT

Mark Pennella
Real Estate Salesperson
 +1 585 248 9426 ext. 320
mpennella@pyramidbrokerage.com

250 Willowbrook Office Park
 Fairport, New York 14450
 +1 585 248 9426
pyramidbrokerage.com



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

2070 State Route 31
Property Photos



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

