

**For Sale - 281 Grant Ave - \$2,200,000**  
**281 Grant Ave, Auburn, New York 13021**



#### **Listing Contact - 1**



**Gina Speno**

2815 Monroe Ave, Rochester, New  
York 14618  
Work: 585-615-1102

**Venture Brokerage Group**



#### **Description**

» Prime location directly in front of Walmart Supercenter in the main retail corridor of Auburn, major retailers in the market include Walmart, Lowe's, BJ's, Bass Pro Shops, Wegmans & more» Building includes two medical suites, each with multiple exam rooms, waiting & reception areas» Excellent visibility, pylon signage & ample parking» High Traffic Counts: 30,864 VPD on Grant Avenue» Convenient access with curb cuts on Grant Avenue & John Walsh Blvd

Basic Information	
Sale Price:	\$2,200,000
Price/SF:	\$28.37
Property Type:	Land
Available Space:	77536.8 SF
Total Building:	11,507 SF
Lot Size:	1.78 Acres
REB Listing ID:	COM481

Details	
Listing Details	
Lot Size:	1.78 Acres

\*No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject 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.