



FOR SALE - 30,000 SF COMMERCIAL/WAREHOUSE BLDG

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| <ul style="list-style-type: none">• Address:• Location:• Town/County:• Zoning:• Site Size:• Year Built:• Building Size:• Sale Price:• Lighting:• Ceiling Height:• Freight Elevator:• Loading Docks:• Sprinklers:• HVAC:• Electrical Service:• Roof:• Parking:• Description:• Expansion | <p>10 University Ave Rochester, NY 14607 Located at the intersection of University Ave and Chestnut St, in the highly sought-after Grove Place neighborhood adjacent to the East End City of Rochester / County of Monroe CCD-B: Central City District – Base District</p> <p>0.70 Acres 1920 30,720 Square Feet with usable finished basement \$895,000 Florescent 14' – 15' Nonfunctioning system Two (2) recessed docks None Nonfunctioning system 200 amps 240 volts Rubber membrane – needs replacement Some existing surface level parking and large green space area that can be converted to over 50 parking spots. 3 – story 30,000 SF loft style warehouse/industrial building Opportunity to construct a 2nd building or add more floors to the existing building.</p> |
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