

10 University Ave



moore corporate real estate



FOR SALE - 30,000 SF COMMERCIAL/WAREHOUSE BLDG

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

1892 south winton road, suite 100
rochester, ny 14618
phone: 585.546.4170
fax: 585.546.3587
www.moorecre.com