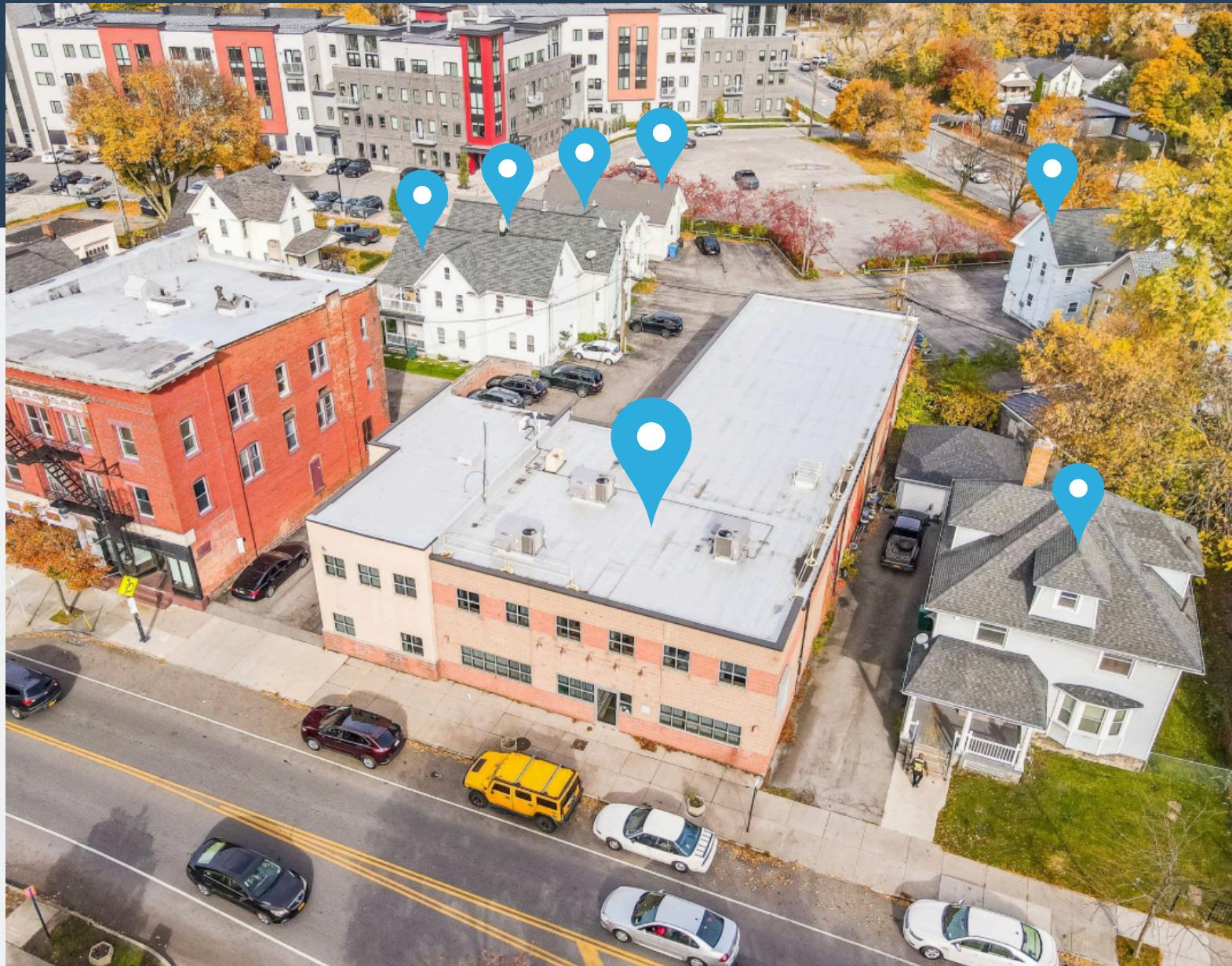


SOUTH CLINTON VILLAGE

MULTI-PROPERTY INVESTMENT OPPORTUNITY

898 SOUTH CLINTON AVE, ROCHESTER, NY 14620

11,000 SF OFFICE/FLEX BUILDING | 6 HOUSES | 4 BAY GARAGE



Mark Chiarenza

Licensed Real Estate Broker

585-303-8017

mark@benchmarkra.com

4 N Main Street | Pittsford, NY 14534



OFFERING OVERVIEW

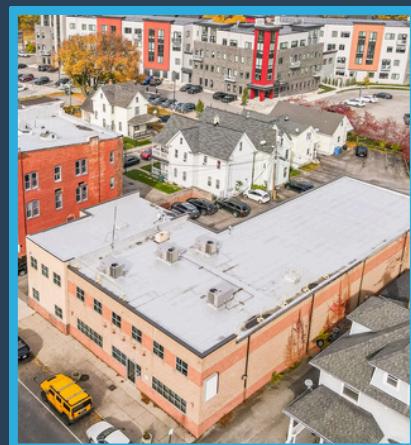
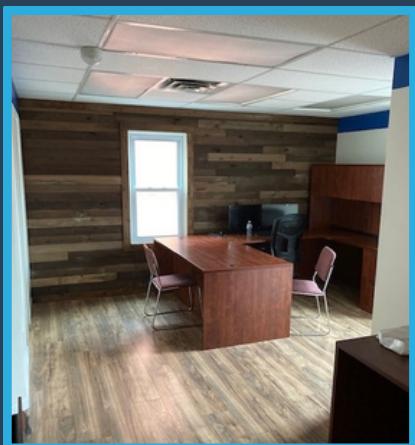
For Sale

Benchmark Realty Advisors is pleased to exclusively offer the South Clinton Village for sale. (7) parcels offer a diverse mix of residential & commercial assets, with stable cash flow & clear owner-occupancy potential. Conveniently located just off the Goodman exit of 490 expressway 10 minutes from major suburbs. Clinton Village is made up of a 2 story 11,000 SF office/flex building and (6) newly renovated homes consisting of (11) apartment units. The office building and attached 4 bay shop space is perfect for an owner occupant or divided between a few tenants for additional income. Access from Goodman Street and South Clinton. Ownership may consider partial short term lease back.



OFFICE/FLEX SPACE

- 17 private Offices
- 3 in office restrooms, 3 common
- Entrance on S Clinton & Rear
- Breakroom
- Conference rooms
- Open space for cubes
- Security system with cameras
- Parts elevator to second floor
- Kitchenette on 1st and 2nd floor
- Off street parking





FLEX/SHOP SPACE

- Four Drive-In high bays
- Suitable for multiple tenants
- Powered overhead doors
- Ceiling-mounted heating system
- Three-phase electrical service
- Floor drains throughout
- Separate storage warehouse
- Direct interior access to office
- Elevator to second floor
- Shop restroom



RESIDENTIAL

1 Karges Place Duplex

-2 bed/1 bath apartment up

\$1430/Month

-2 bed/1 bath apartment down

\$1385/Month



3 Karges Place Duplex

-2 bed/1 bath apartment up

\$1405/Month

-2 bed/1 bath apartment down

\$1425/Month



5 Karges Place Duplex

-1 bed/1 bath apartment up

\$1150/Month

-1 bed/1 bath apartment down

\$1250/Month



RESIDENTIAL

7 Karges Place Single Family
-2 bed/1 bath \$1485/Month



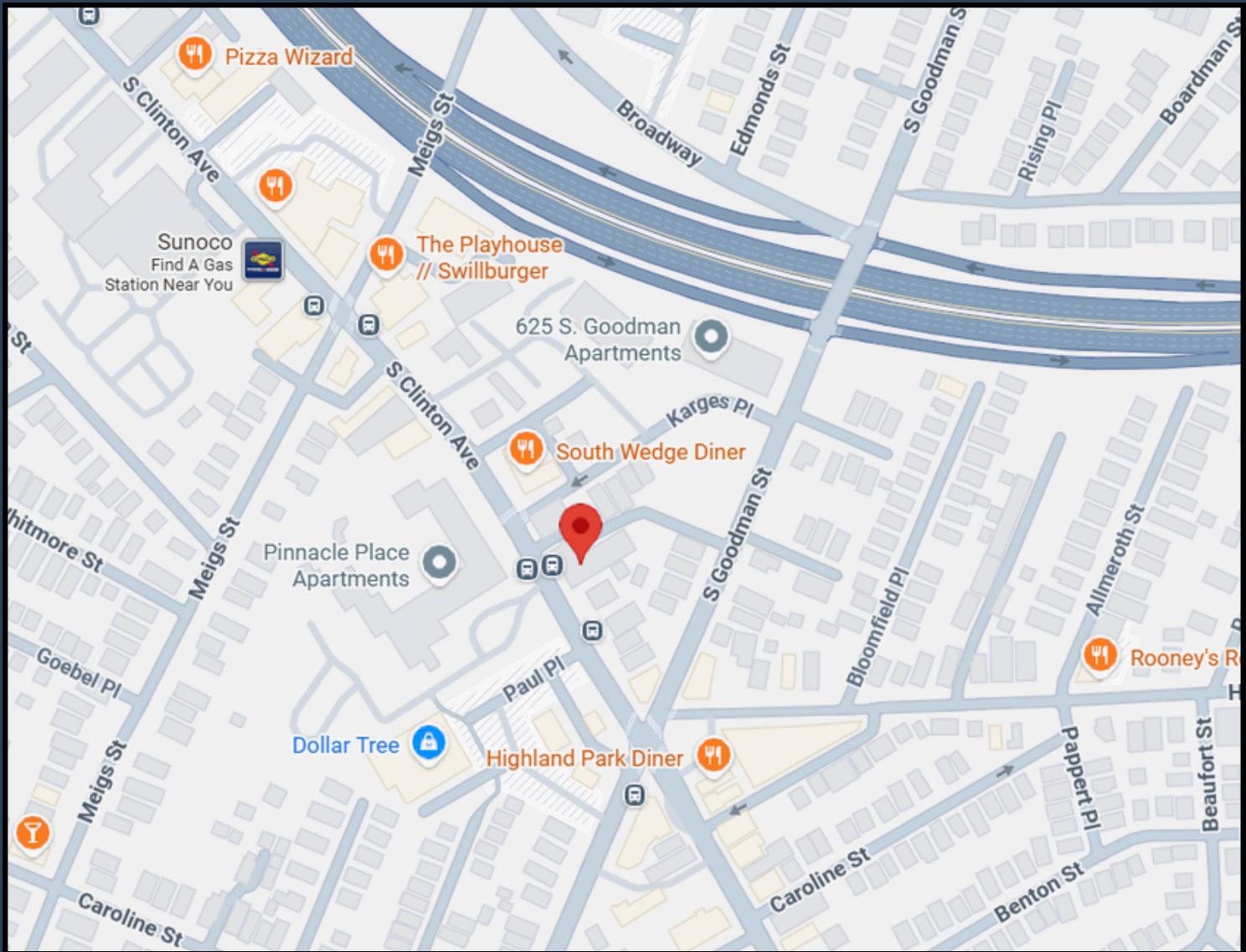
912 South Clinton Duplex
-2 bed/ 1bath up \$1475/ Month
-2 bed/ 1bath down \$1395/ Month



671-673 South Goodman Duplex
-2 bed/ 1bath up \$1350/ Month
-2 bed/ 1bath down \$1390/ Month



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For More Info:

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