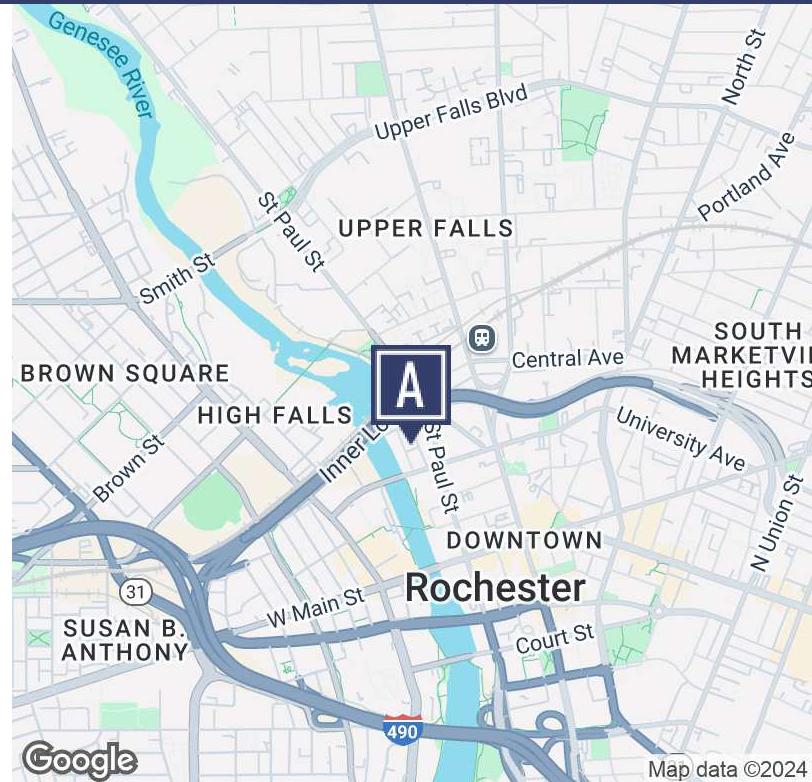


OFFICE - DOWNTOWN ROCHESTER

186-188 North Water St, Rochester, NY 14604

FOR SALE



SUMMARY

| | |
|----------------|------------------------------|
| Sale Price: | \$795,000 |
| Building Size: | 14,300 SF |
| Lot Size: | 0.17 Acres |
| Zoning: | CCD-R Center City Riverfront |

OVERVIEW

A unique opportunity for an owner user or investor. The first floor has been leased for a three year term. The property is fully built out as professional office space on both the 1st floor and basement level with a number of private offices, open areas and conference rooms. There is a freight elevator within the building that could be re-activated or converted for passenger use.

The building is conveniently located next to the inner loop with easy access to the local highway system. There are several restaurants and other amenities within close walking distance, including Roc the Riverway development currently underway.

JOSEPH F. "JOE" ROWLEY, JR. JOSEPH L. ROWLEY (III)

585.299.2799 x1
Joe@AnchorREA.com
NY #10491204545

585.299.2799 x2
Joseph@AnchorREA.com
NY #10491211217

ANCHOR REAL ESTATE ADVISORS LLC

250 Mill Street Rochester, NY 14614
585.299.2799
AnchorREA.com



PROPERTY HIGHLIGHTS

- Professional office environment
- Combination of private offices, open areas and conference rooms
- Cafe's, Restaurants and other amenities nearby
- Close to Roc the Riverway developments
- Convenient downtown Rochester location adjacent to inner loop expressway
- Walking distance to transit center and train station
- Professional office environment
- Combination of private offices, open areas and conference rooms
- Close to Roc the Riverway developments
- Convenient downtown Rochester location

