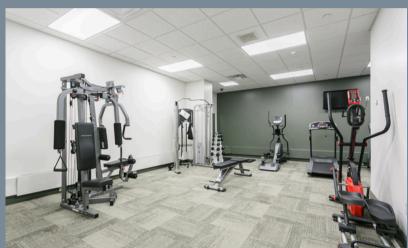
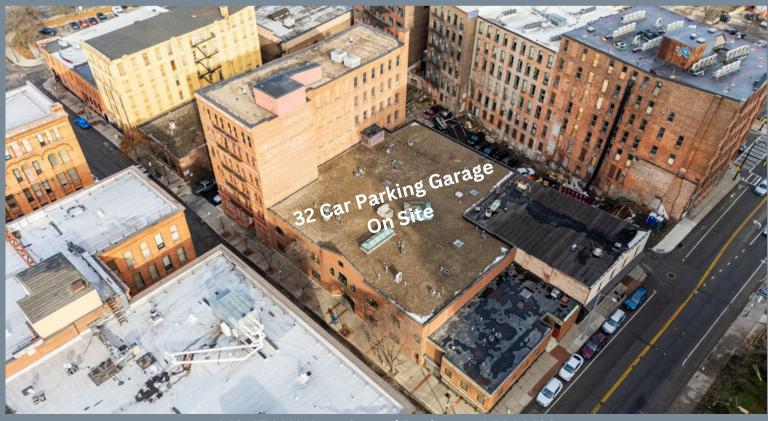


168-176 N Water Street | Rochester, NY 14608









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168-176 N WATER STREET - BY THE NUMBERS



57 Apartments



95% Occupancy



32 Garage Parking Spaces





Benchmark Realty Advisors is pleased to exclusively present this 57-unit, multifamily investment opportunity in the City of Rochester. The property consists of two buildings comprising 82,738 square feet on 0.56 acres. The property was originally constructed in 1882 and underwent a residential conversion in 2015 which features industrial lofts with high ceilings, exposed brick and columns, underground parking, on site laundry and fitness center. New roof in 2023 and elevator modernization in 2024. Value add opportuntity for a new owner.

Adam Rooney

Real Estate Broker Adam@benchmarkra.com 585.489.9512 898 S Clinton Ave Rochester, NY 14620

