



# Available For Sale Riverview & Industrie Lofts



168-176 N Water Street | Rochester, NY





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# 168-176 N WATER STREET - BY THE NUMBERS



**57 Apartments**



**95% Occupancy**



**32 Garage Parking  
Spaces**



**Value Add Potential**



**Offered at  
\$4,900,000**

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 opportunity for a new owner.

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