

VALUE-ADD INVESTMENT OPPORTUNITY

PRIME OFFICE & RETAIL INVESTMENT | OFFERING MEMORANDUM



4TH & PINE PROFESSIONAL BUILDING JAMESTOWN, NY 14701

Buffalo DMA



*Representative Photo

OFFERING SUMMARY

4th & PINE PROFESSIONAL BUILDING | JAMESTOWN, NY 14701



9-25 E 4TH ST, JAMESTOWN, NY
LOCATION



RETAIL/OFFICE
LISTING TYPE



13,916 SF
Net Rentable Area



\$920,000 (10.73% CAP RATE)
PRICE



- **Extensively Renovated- \$193K in Recent Upgrades:** Includes a new 50-year roof, updated HVAC systems, and a newly built retention wall.
- **Prime Location in Business District:** Close to major attractions like Northwest Arena, the National Comedy Center, and the Lucille Ball Little Theatre—strong foot traffic drivers.
- **Strong Tenant Mix:** Features a solid rent roll with a blend of destination retail and professional service tenants.
- **Leasing Opportunity:** 1,800 SF of vacant space available, with active interest and tours underway.
- **Growing Market:** The surrounding area is seeing rapid development, with multiple new businesses opening within a one-mile radius.

FINANCIAL SUMMARY

INCOME

Net Income	\$98,744
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PROPERTY SUMMARY

Number of Tenants	11
Year Built	1920, Renovated 2019-2021
Lot Size	0.22 +/- Acres
Building Size	17,420 SF
Stories	2
Ownership	Fee Simple

RENT ROLL

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As of September 2025:

Tenant Name		Unit Size (Sq.Ft.)	Term		Monthly Base Rent	Annual Base Rent	Rent per Sq.Ft.
			Start Date	End Date			
First Floor							
9-11	Sellstrom Law Firm	2,115	11/22/2021	11/30/2026	\$ 1,907.99	\$ 23,582.84	\$ 11.15
13	Vacation Properties/ERA Team	1,050	7/7/2017	7/31/2026	\$ 928.29	\$ 11,139.48	\$ 10.61
17a	Express Employment Professionals	2,027	9/25/2016	9/30/2026	\$ 2,152.67	\$ 25,832.04	\$ 12.74
19-21	Nouveau Salon & Day Spa	2,239	12/31/2024	12/31/2027	\$ 1,856.58	\$ 22,278.96	\$ 9.95
Second Floor							
1	Byron Bilicki	330	4/1/2024	3/31/2025	\$ 350.00	\$ 4,200.00	\$ 12.73
2	Vacant	414					
5	Rosch Charitable Foundation	376	1/1/2019	12/31/2025	\$ 477.62	\$ 5,731.45	\$ 15.24
10	Sean Lennon	1,157	5/11/2020	6/30/2030	\$ 950.00	\$ 11,400.00	\$ 9.85
12-13	Lundberg Price PC	436	1/1/2019	12/31/2026	\$ 303.85	\$ 3,646.20	\$ 8.36
15	Lotus Healing Center	648			\$ 250.00	\$ 3,000.00	\$ 4.63
7, 11, 17	Lotus Healing Center	3,150	5/1/2021	1/1/2029	\$ 2,000.00	\$ 24,000.00	\$ 7.62
		13,942			\$ 11,177.00	\$ 134,810.97	

2024 Operating Expenses

	Annual
RE Taxes	21,878.00
Electric/Gas	2,853.00
Phone/Internet	638.00
Insurance	3,485.00
Snow Removal	1,550.00
Waste/Trash Disposal	891.00
Repairs & Maintenance	3,000.00
Lot Cleaning	2,073.00
Management Fees	8,000.00
Total	44,368.00
Less \$250/month cleaning for second floor Lotus Healing Center.	3,000
TOTAL EXPENSES:	41,368.00

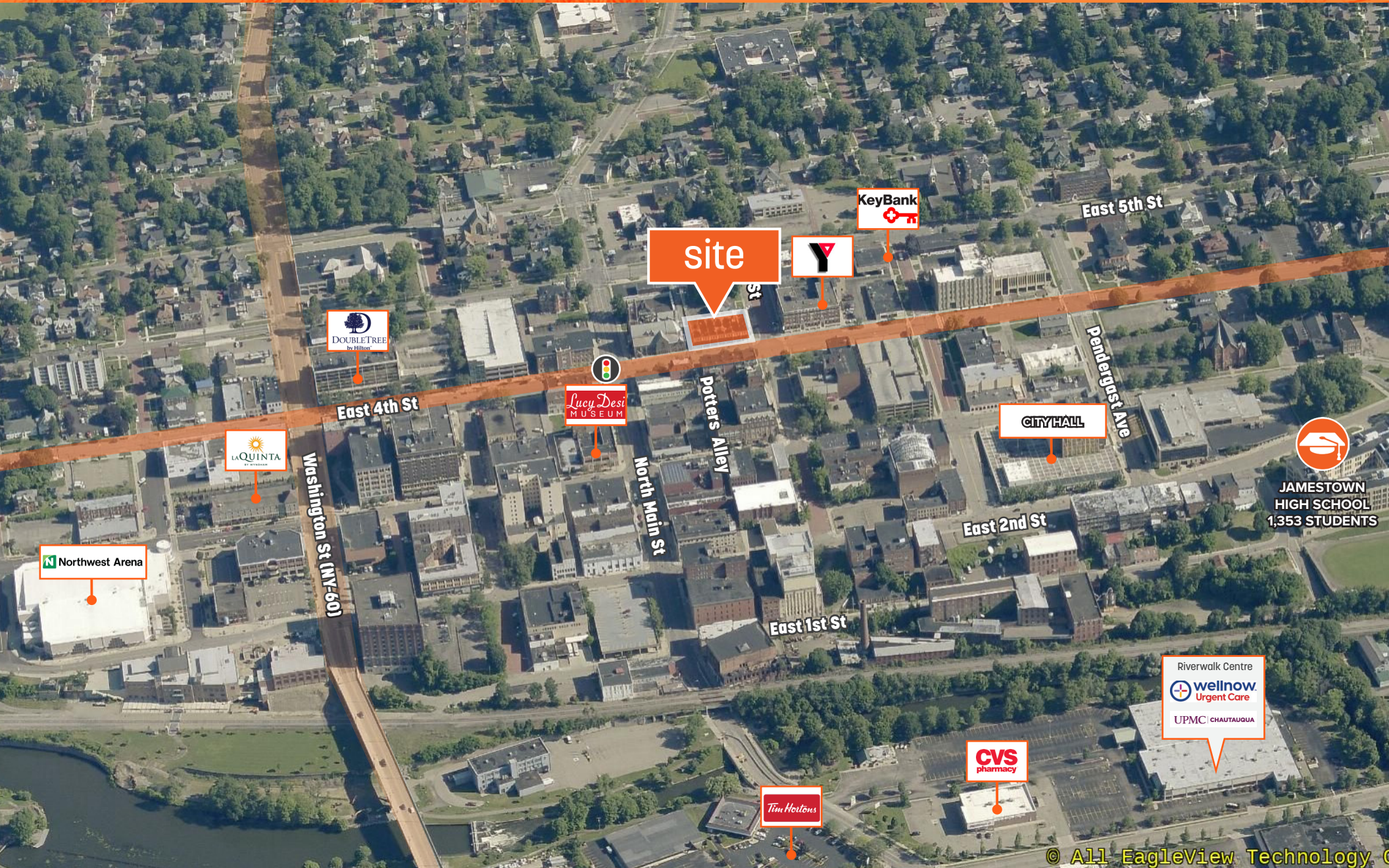
Gross Rent	\$ 134,811
Reimbursements	\$ 5,301
Total Revenue	\$ 140,112
Total Expenses	\$ 41,368
NOI	\$ 98,744

TOTAL SF:	\$ 13,942.00
OCCUPIED SF:	\$ 13,528.00
% Occupied	\$ 0.97
VACANT:	\$ 414.00
% Vacancy	\$ 0.03



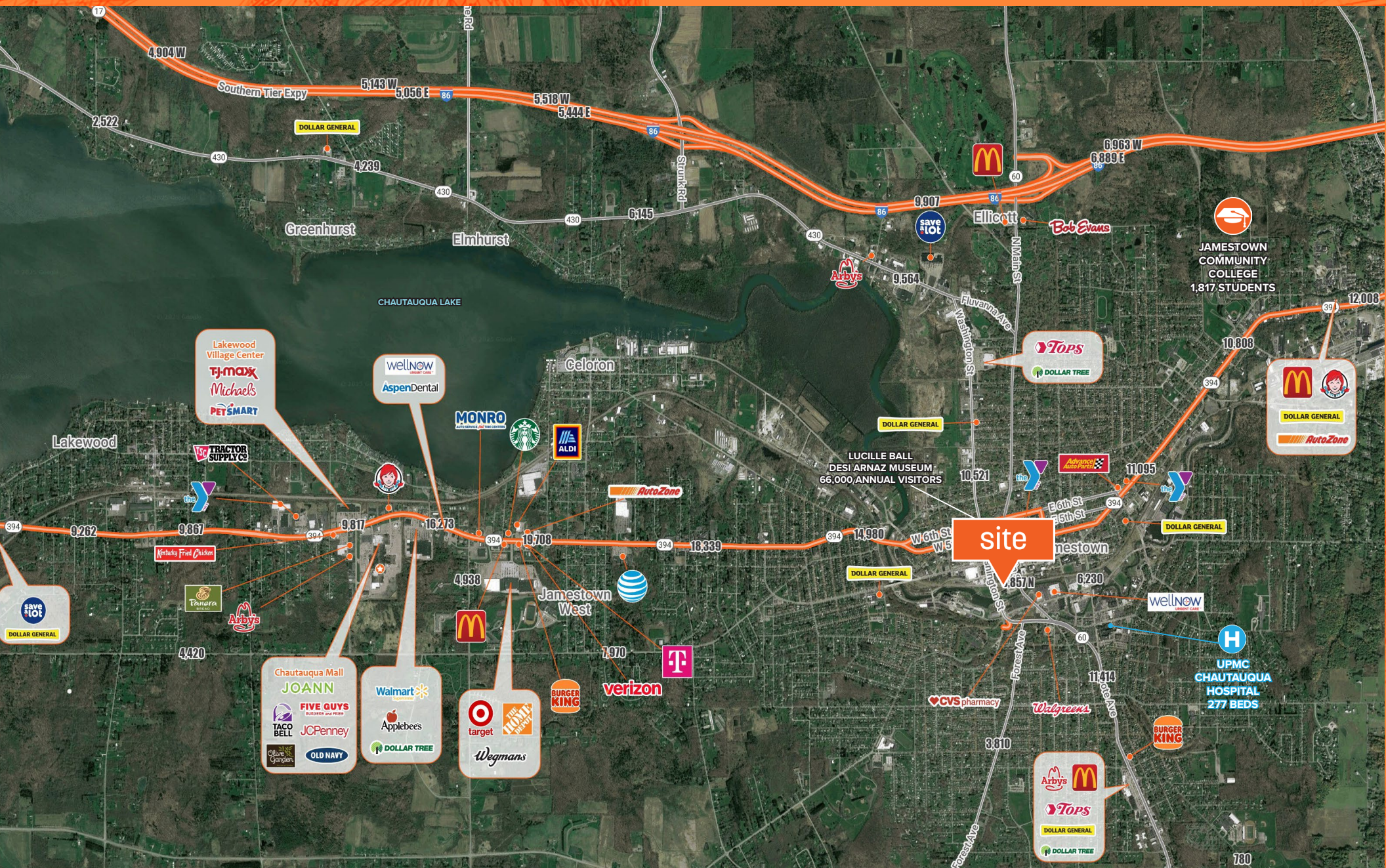
SITE AERIAL

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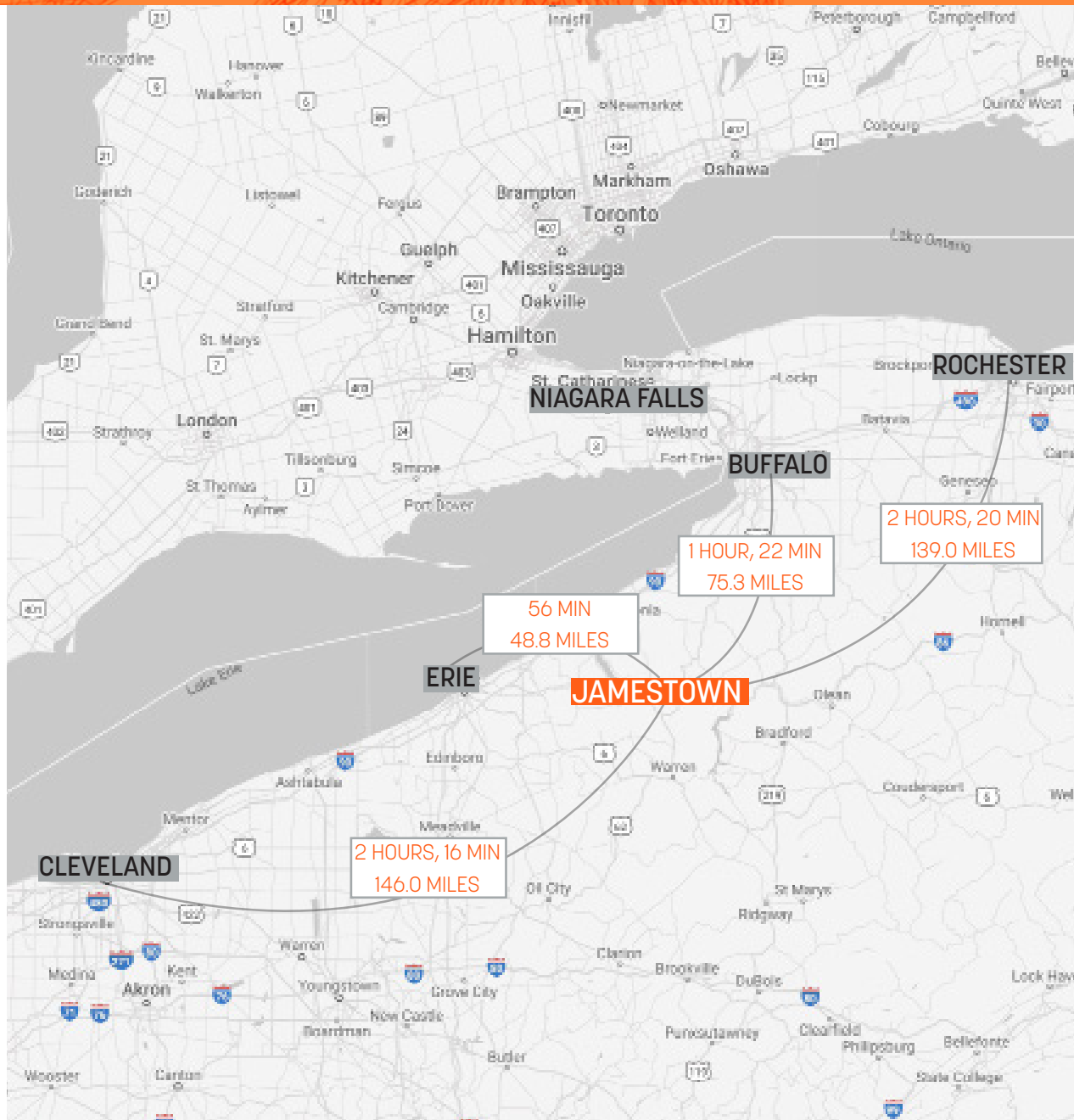
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LOCATION SUMMARY

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9 E 4th Street sits in the heart of Downtown Jamestown, NY, a walkable urban center with strong civic, cultural, and commercial presence. It's just steps from key attractions including the Northwest Arena, National Comedy Center, and Lucille Ball Little Theatre, drawing steady foot traffic from both locals and tourists.

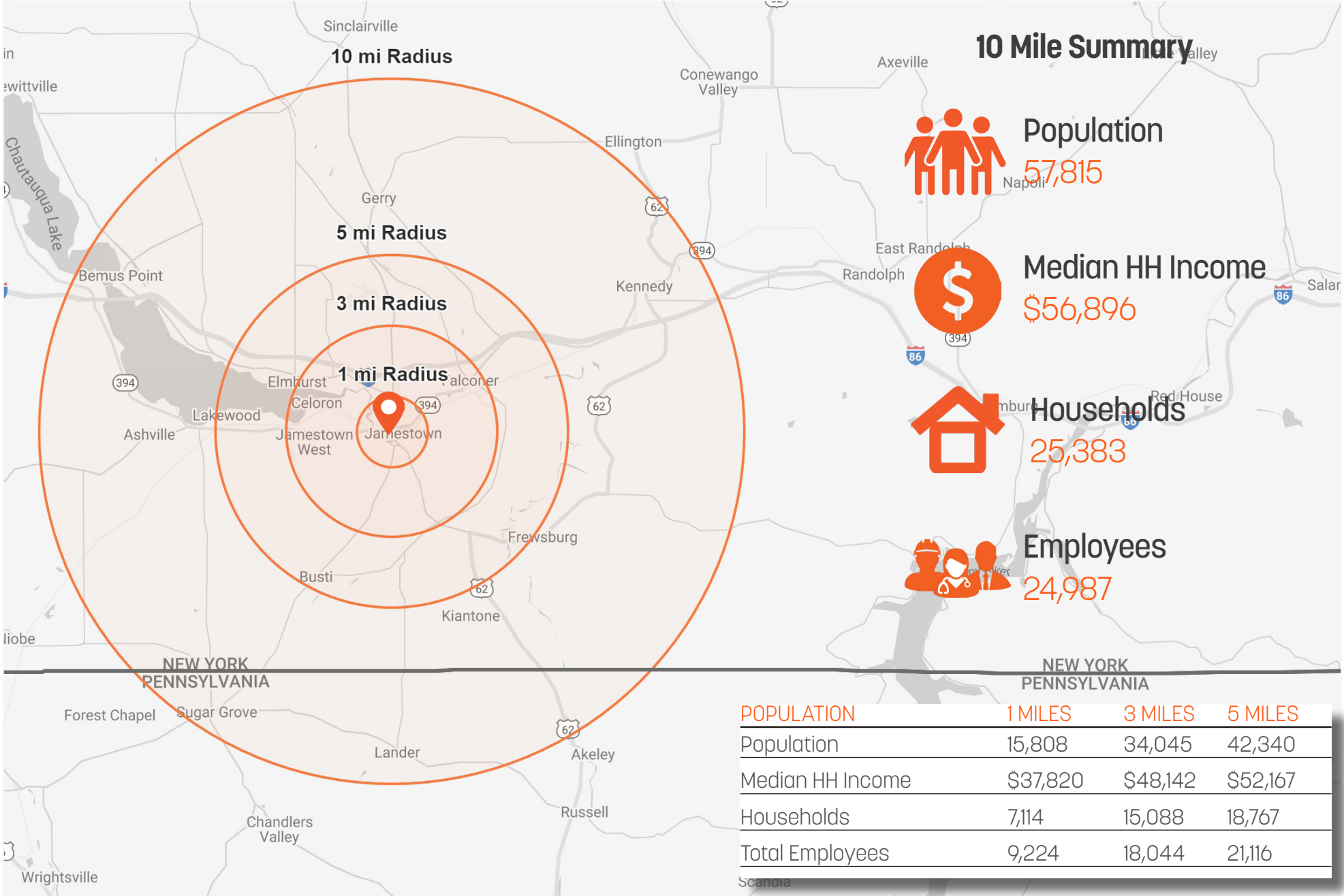
Positioned within the city's Central Business District, the site benefits from close proximity to major government buildings, banks, restaurants, and professional offices. The surrounding area is experiencing a wave of revitalization, with new developments and businesses emerging within blocks.

Jamestown offers excellent regional access—situated less than 90 minutes from Buffalo, 55 minutes from Erie, PA, and just over 2 hours from Cleveland or Rochester. The property is also within minutes of I-86 and Route 60, providing direct highway access for commuters, visitors, and deliveries.



DEMOGRAPHICS SUMMARY

4th & PINE PROFESSIONAL BUILDING | JAMESTOWN, NY 14701



GET IN TOUCH WITH US

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ABOUT CALIBER

Founded in 2009, Caliber Commercial Brokerage LLC is a full service commercial real estate brokerage firm based in Rochester, NY and serving all of Upstate New York. We offer tenant representation, landlord representation, and project advisory services, priding ourselves on providing each of our clients with a customized real estate strategy.

As a full-service firm, we assist clients in buying, selling, and leasing commercial real estate. Our specialties include retail tenant representation, retail leasing, investment sales, and office and industrial leasing.

Since opening, we have represented over 25 million square feet of real estate and averaged 150 transactions a year. This has produced over \$1 billion in aggregate transactional volume.



Building relationships.
maximizing **potential.**