



eXp
COMMERCIAL

24-Unit Mixed-Use Property

511-527 State St, Rochester, NY 14608



eXp Commercial | One Liberty Plaza, 165 Broadway | New York, NY 10006 | expcommercial.com

Michael Conroy

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Richard Rock

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FOR SALE | 24-Unit Mixed-Use Property

511-527 State St, Rochester, NY 14608

Building Name	24-Unit Mixed-Use Property
Property Type	Special Purpose
Property Subtype	Other
APN	261400 106.61-1-40.003
Building Size	24,492 SF
Lot Size	0.67 Acres
Building Class	C
Year Built	1910
Year Last Renovated	2015
Number of Floors	4
Number of Buildings	2

Located just minutes from Downtown Rochester, 511-527 State Street offers investors the opportunity to acquire a renovated mixed-use asset with a diverse income stream and strong occupancy. Situated on a .64-acre parcel with access from both State Street and Frankfort Street, the property consists of two buildings totaling 24 units, including office suites, warehouse space, and residential apartments.

Originally constructed in 1910 and extensively renovated in 2015, the property features updated office and residential spaces, elevator service, electronic entry systems, and a fully sprinklered environment. Currently occupied by 14 commercial tenants and 8 residential tenants, with two commercial vacancies available for lease-up, the property provides both stable cash flow and upside potential.

Its strategic location near Downtown Rochester, Frontier Field, High Falls, Monroe Community College, restaurants, entertainment venues, and public transportation makes it an attractive destination for both businesses and residents.



- Attractive Brick Architecture
- Renovated apartments and office suites
- Walkable to restaurants and entertainment
- Elevator and electronic entry system
- Sprinklered Building

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Sale Price	\$1,589,999
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LOCATION INFORMATION

Building Name	24-Unit Mixed-Use Property
Street Address	511-527 State St
City, State, Zip	Rochester, NY 14608
County	Monroe
Market	Rochester
Sub-market	Brown Square
Cross-Streets	Jay Street

BUILDING INFORMATION

Building Size	24,492 SF
NOI	\$158,357.00
Cap Rate	9.96
Building Class	C
Occupancy %	97.0%
Tenancy	Multiple
Number of Floors	4
Year Built	1910
Year Last Renovated	2015
Number of Buildings	2

PROPERTY INFORMATION

Property Type	Special Purpose
Property Subtype	Other
Zoning	CCD-R Center City Riverfront
Lot Size	0.67 Acres
APN #	261400 106.61-1-40.003
Lot Frontage	116 ft
Lot Depth	271 ft
Traffic Count Frontage	116

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

Restrooms	0
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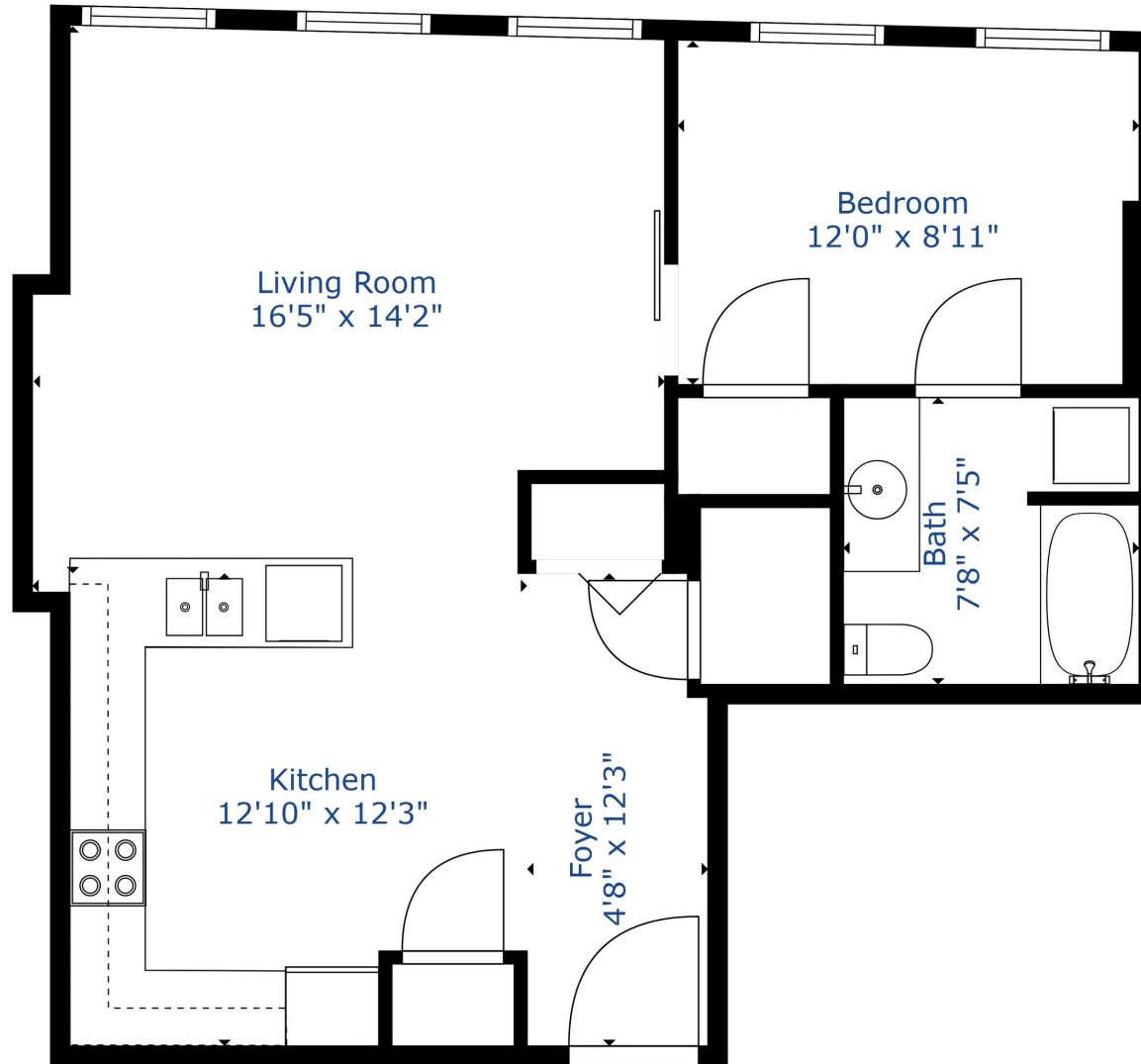


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VIDEO TOUR



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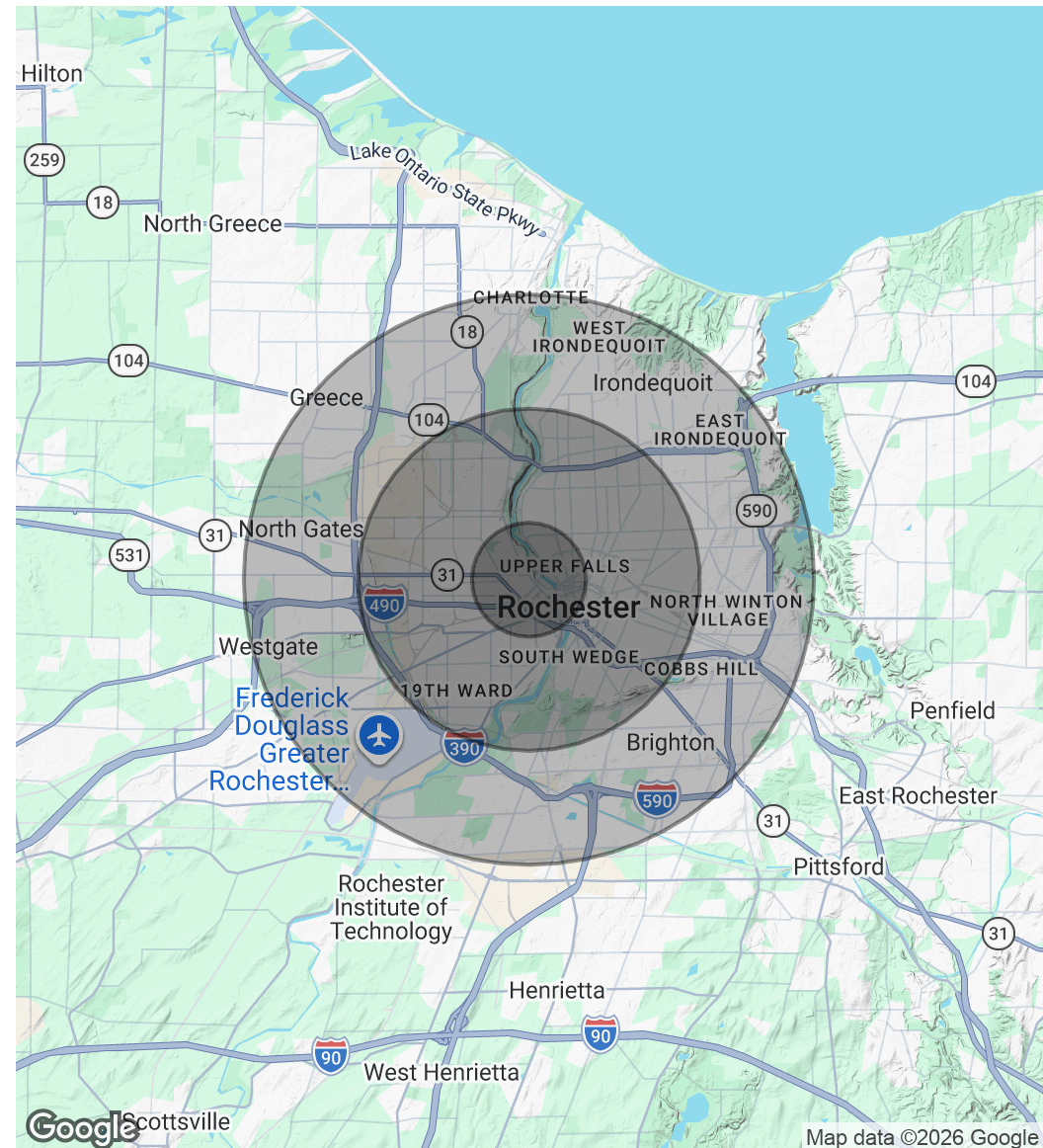
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	21,906	186,939	314,040
Average Age	36	37	39
Average Age (Male)	35	36	38
Average Age (Female)	36	38	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,168	80,658	137,405
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$44,031	\$60,938	\$75,290
Average House Value	\$216,608	\$204,259	\$212,131

2020 American Community Survey (ACS)



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