

Coming Soon

CBRE Upstate NY

PART OF THE AFFILIATE NETWORK

Empire Boulevard Estates

Multifamily Investment Opportunity

1520-1550 Empire Blvd

Rochester, NY 14580

www.EmpireBoulevardEstates.com

101-Unit Suburban Apartment Complex + Development Parcel



Offering Overview

CBRE Upstate NY has been retained as the exclusive broker for the sale of Empire Boulevard Estates, a 101-unit multifamily property in suburban Rochester, New York. The property is located in the Town of Penfield, an affluent bedroom community offering convenient access to numerous local amenities and employment centers. The community is also one of the fastest growing and most attractive locations for new apartments in the metro area. Empire Boulevard Estates is undergoing a complete renovation from its former use as a nursing home with occupancy scheduled to begin in early Q4 2025.

In addition to the units described above, a 7.4 acre expansion parcel is also included in the offering. This parcel is currently master planned to include 140 "Build-to-Rent" townhouse and patio home units.

Property Visitation

Prospective purchasers will have the opportunity to visit the property via pre-scheduled property tours. These tours will include access to a representative sampling of units and access to maintenance and other similar facilities. In order to accommodate the property's ongoing operations, property visits will require advance notice and scheduling.

101

Units

2025

Complete Property Renovation

\$2.17

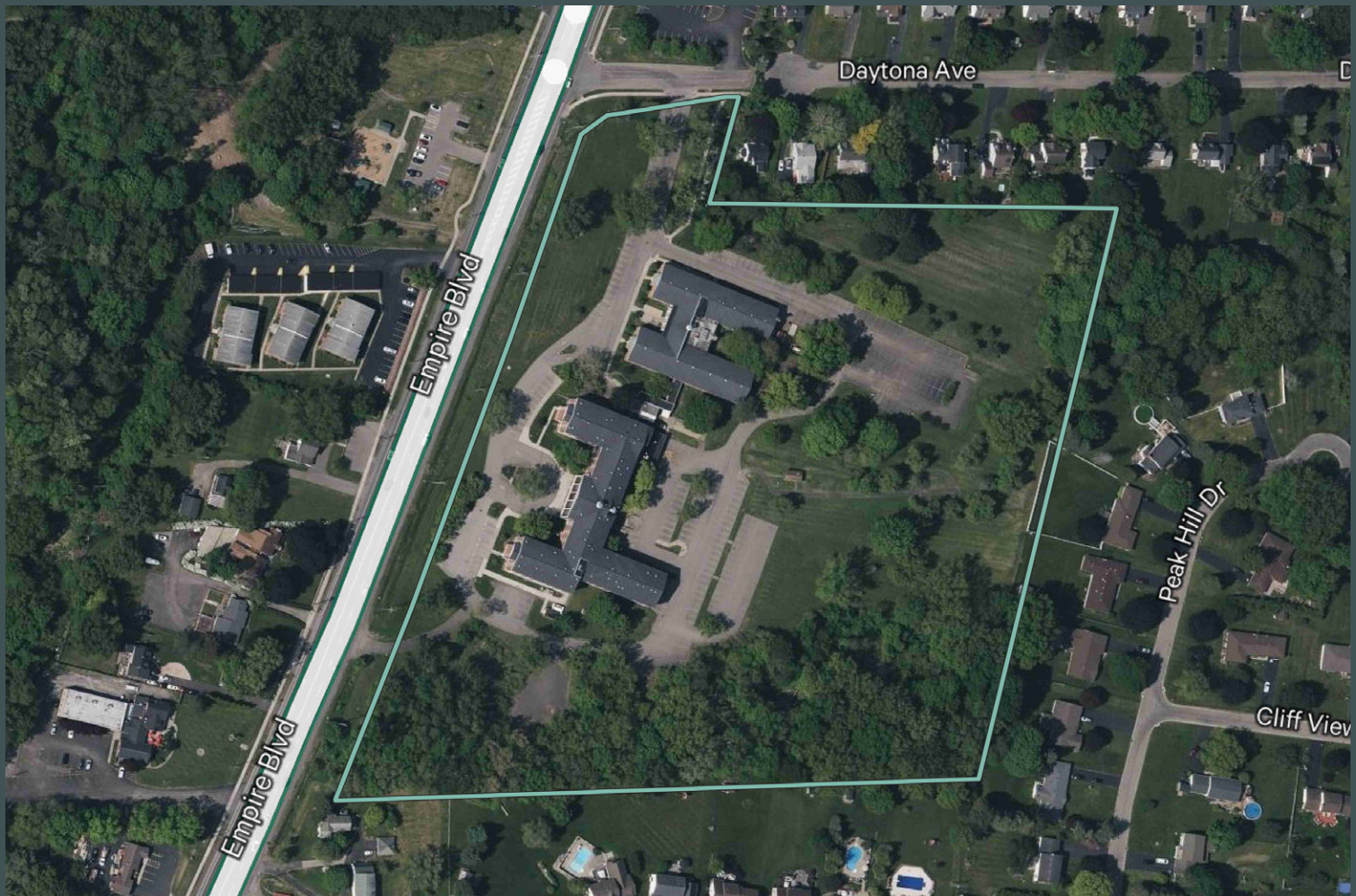
Rent PSF (Proforma)

Visit www.EmpireBoulevardEstates.com for Offering Memorandum



Offering Overview

Property Address	1520, 1530, 1550 Empire Boulevard Town of Penfield, Monroe County, NY 14580
Years Built	1967 (Building 1), 1973 (Building 2)
Renovated	2025
Total Units	101 Units
Buildings	2
Net Rentable Area	102,768 SF
Parking	50 Covered + Surface Spaces
Expansion Parcel	7.4 Acres (16.7 Acres Total Offering)
Planned Expansion	140 Build-to-Rent Units
Proforma Financial Summary (95% Occupancy)	
	12 Month Stabilized Operations
Income	\$2,542,485
Expense	\$1,065,703
NOI	\$1,533,520





Offering Memorandum Forthcoming, Contact Us For Pre-Marketing Information

Contact Us

Andrew Gearhart

+1 585 784 3626

andrew.gearhart@cbre-rochester.com

Licensed Real Estate Salesperson

Alex Amorese

+1 585 784 3621

alex.amorese@cbre-rochester.com

Licensed Real Estate Salesperson

Angelo Nole

+1 585 784 3637

angelo.nole@cbre-rochester.com

Licensed Associate Real Estate Broker

Visit www.EmpireBoulevardEstates.com for Offering Memorandum

© 2025 CBRE Upstate NY, part of the CBRE Affiliate Network. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE Upstate NY and the CBRE Upstate NY logo are service marks of CBRE Upstate NY. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE Upstate NY. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.