

# The Monroe Building

Office or Redevelopment Opportunity

47 W. Main Street  
Rochester, NY 14614

PRICE REDUCED | 25,248 SF Downtown Building With On-Site Parking



## Offering Overview

The Monroe Building offers a unique purchase opportunity for 25,248 square feet occupying a prominent location at the intersection of the Central Business District's West Main Street and Fitzhugh Street. With on-site parking for 32 cars, the building is well positioned for an owner occupant professional service organization, mixed-use multi-tenant redevelopment, or residential conversion.

## Offering Details

- + 25,248 Square Feet + Basement
- + 32 Car Parking Spaces
- + Sale Price Reduced: \$1,200,000



# The Monroe Building

47 W. Main St | Rochester, NY 14614

# For Sale



## Offering Details

- + 25,248 SF On 3 Floors (+Basement)
- + Built In 1954
- + On-Site Parking For 32 Cars
- + Access From W Main St & Fitzhugh St
- + Connected To Rochester District Steam Heating Cooperative
- + Main Elevator Motor Rebuilt 2022
- + New Roof 2014 | Transferable 20 Year Warranty
- + New Rooftop Chiller 2017
- + New Parking Lot Lighting 2021

## Contact Us

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### CBRE Upstate NY

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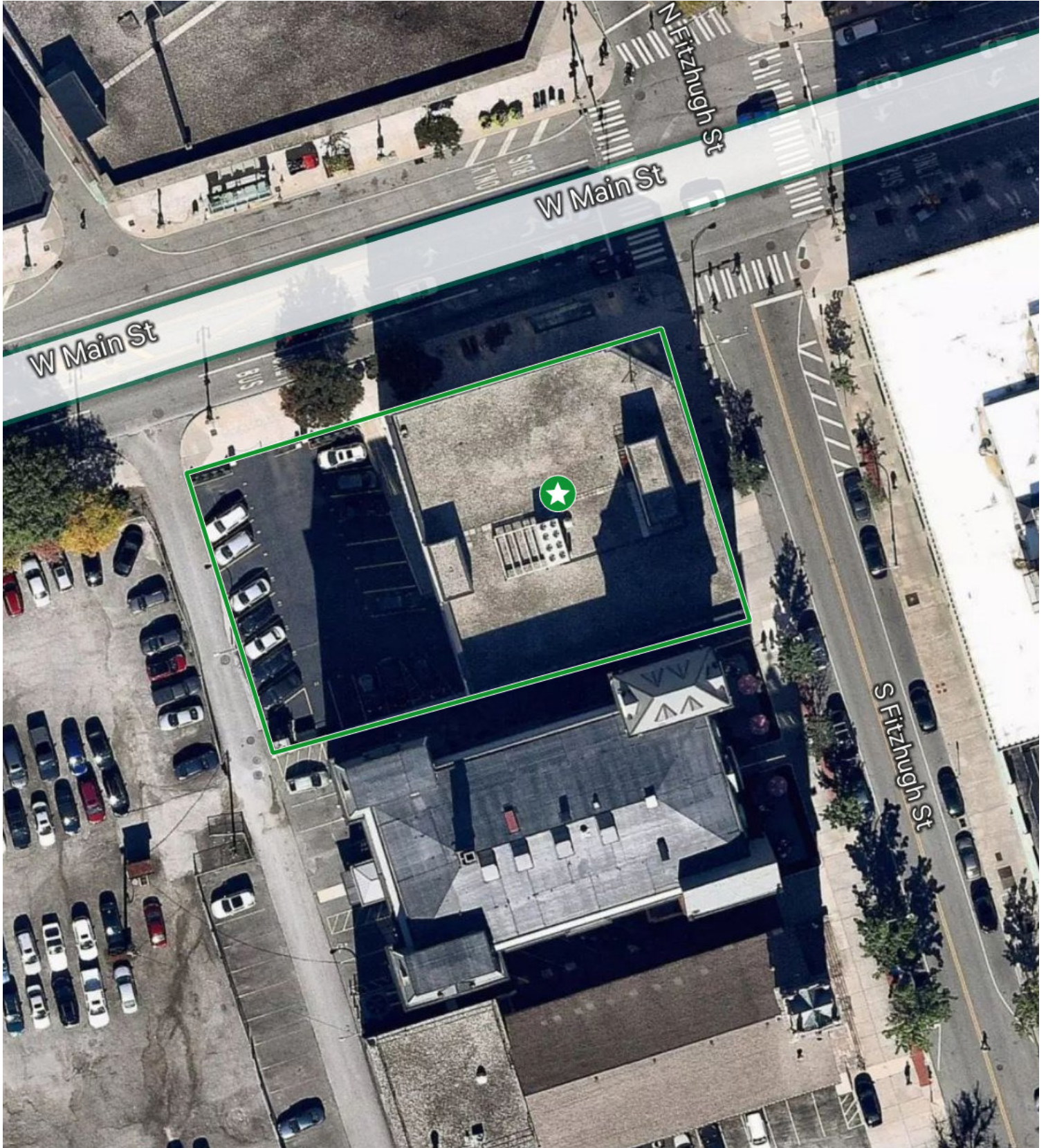
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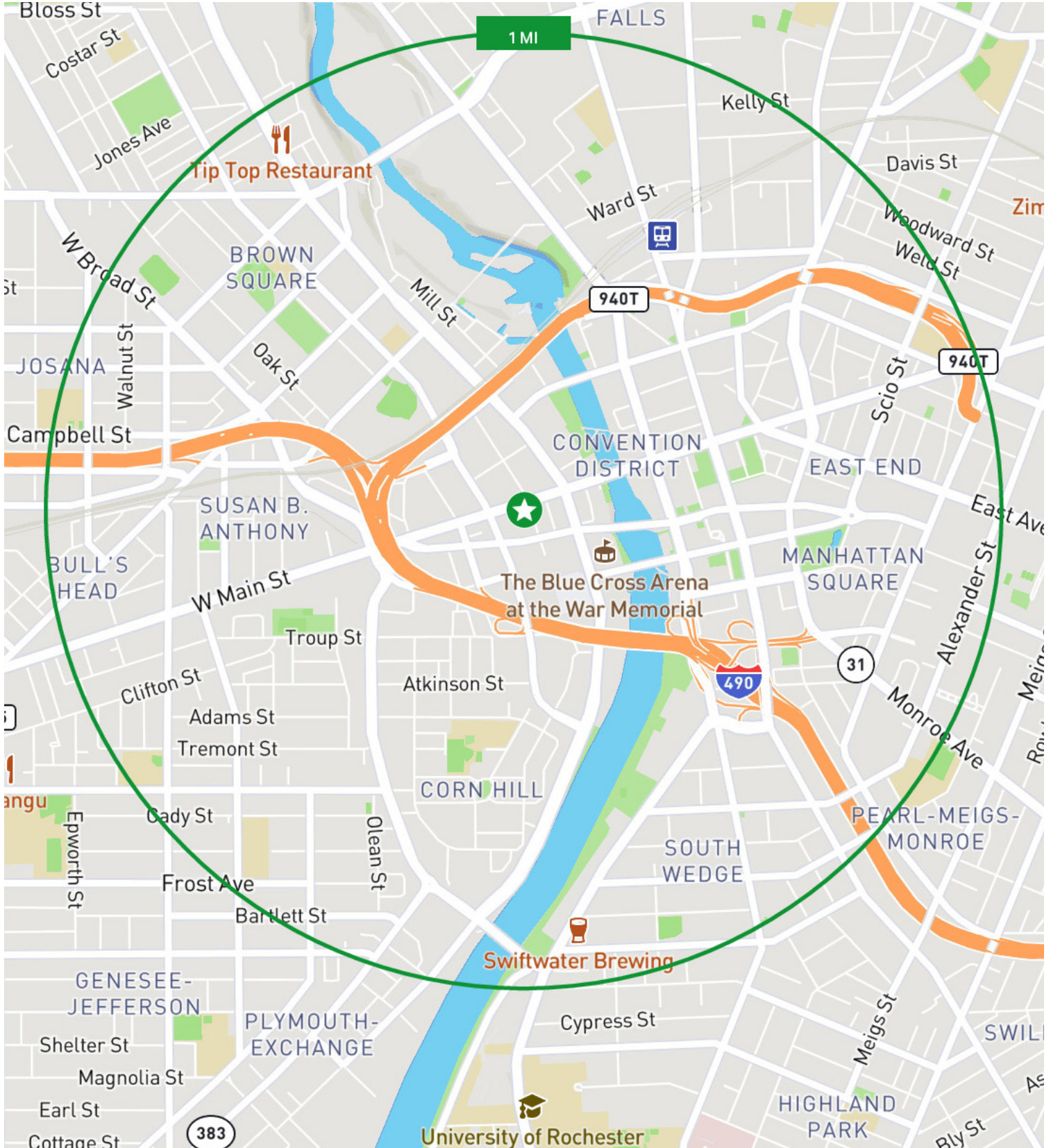
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