

# Redevelopment Opportunity

Former School Building

420 Durnan Street  
Rochester, New York 14621

Multifamily Development Opportunity Delivered In Shell Condition



## Offering Overview

Former school facility conveniently located on Portland Avenue at Durnan Street in the City of Rochester. The property will be delivered in a clean shell condition presenting an opportunity for the buyer to freely develop the building's future floor plan and evaluate potential uses. Situated in a densely populated residential portion of the City, the property is located in an Opportunity Zone and is an ideal opportunity for a multifamily redevelopment.

## Offering Details

- + 37,462 Square Feet
- + Former School Facility Available in Clean Shell Condition
- + Located In An Opportunity Zone
- + Sale Price: \$3,000,000



# Property Overview

- + 37,462 Square Feet on 0.860 Acres
- + Built in 1917
- + Former School Facility
- + Located in an Opportunity Zone
- + Zoning: R-1, City of Rochester
- + Delivered to Buyer in Clean Shell Condition
- + Sale Price: \$3,000,000

## Contact Us

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Licensed Associate Real Estate Broker

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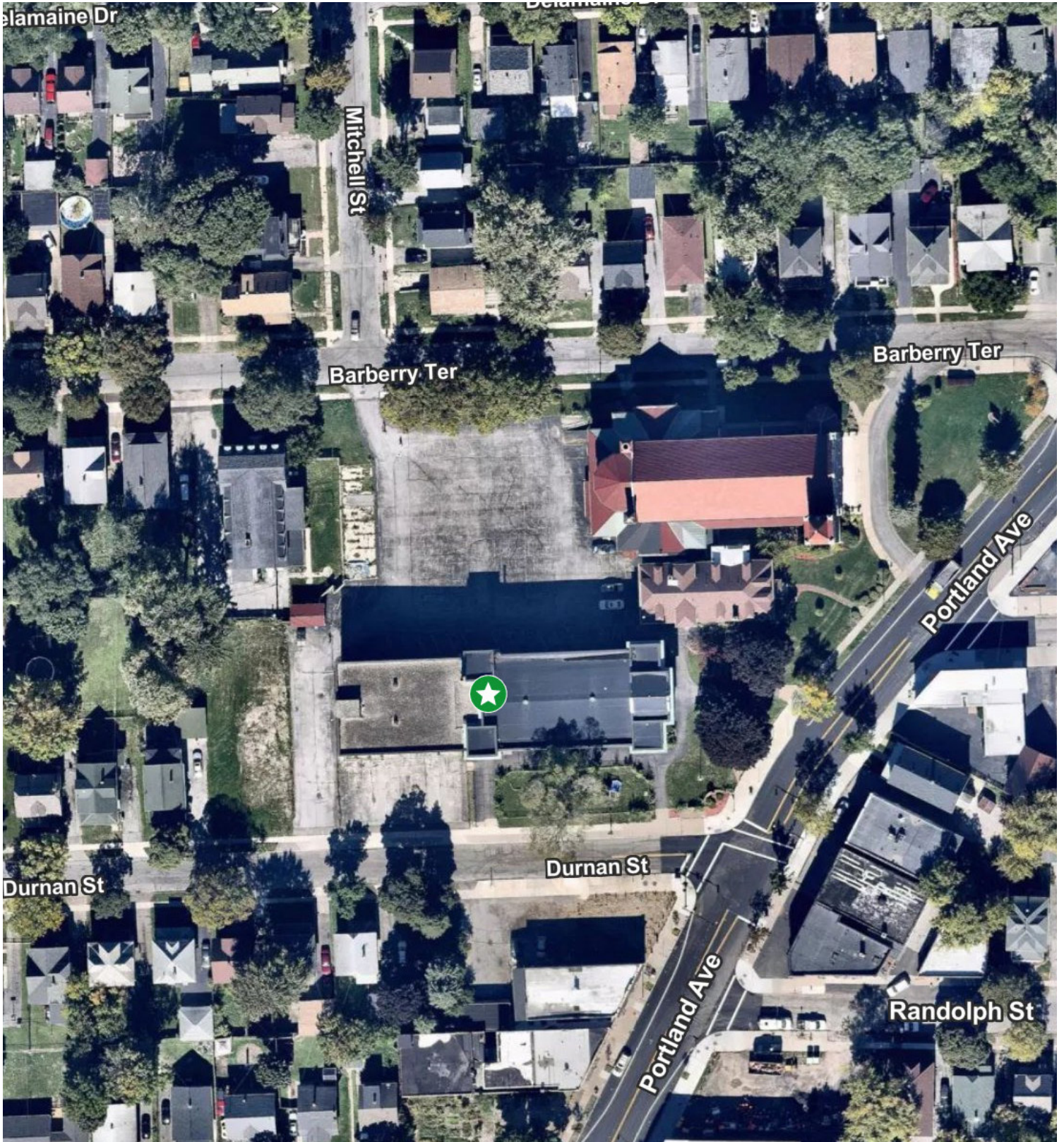
**CBRE Upstate NY**  
1350 University Ave, Ste 100  
Rochester, NY 14607  
+1 585 240 8080  
www.cbre.com/rochester

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# Redevelopment Opportunity

420 Durnan Street | Rochester, NY 14621

# For Sale



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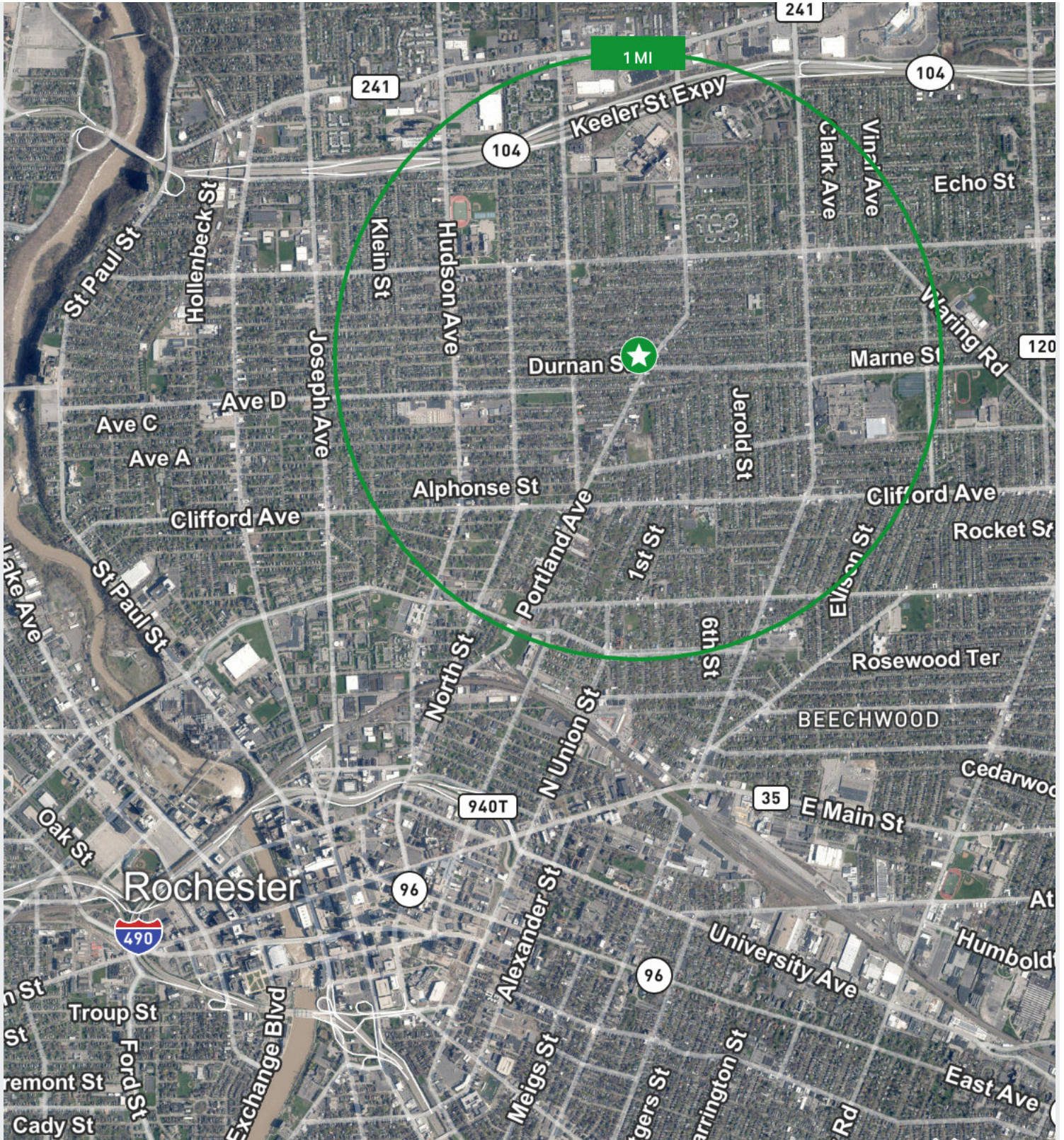
# CBRE Upstate NY

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# Redevelopment Opportunity

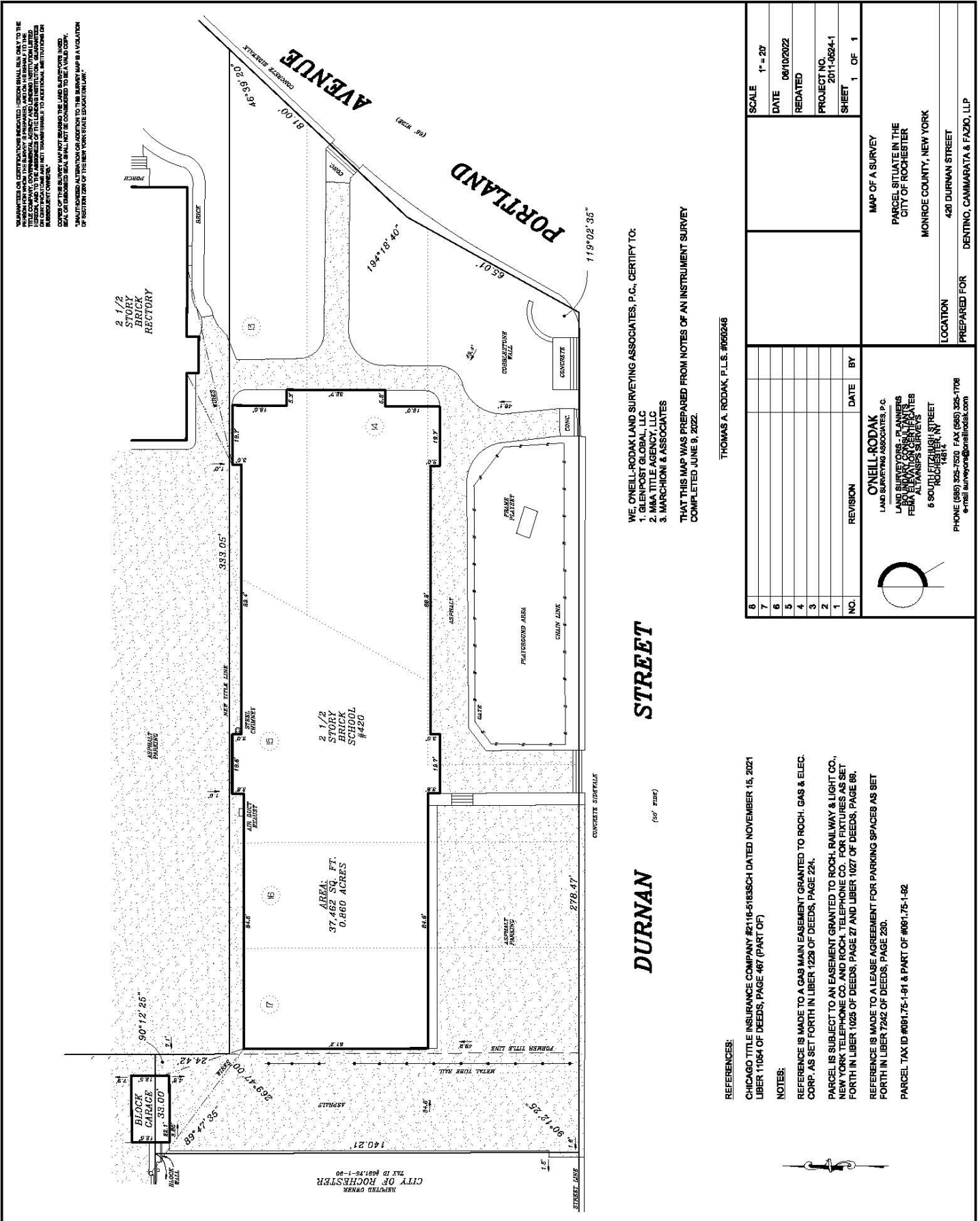
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# For Sale



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9 1/2  
STORY  
BRICK  
RECTORY

REPORTED OWNER  
CITY OF ROCHESTER  
TAX ID #081.75-1-90

2 1/2  
STORY  
BRICK  
SCHOOL  
#420

AREA:  
37,462 SQ. FT.  
0.860 ACRES

WE, O'NEILL RODAK LAND SURVEYING ASSOCIATES, P.C., CERTIFY TO:

1. GLENCOCK GURDAK, LLC
2. WAA TITLE AGENCY, LLC
3. MARCHIONI & ASSOCIATES

THAT THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED JUNE 9, 2022.

STREET

DURNAN

(SEE PLAN)

REFERENCES:

CHICAGO TITLE INSURANCE COMPANY #2116-5183SCH DATED NOVEMBER 15, 2021 LIBER 11054 OF DEEDS, PAGE 467 (PART OF)

NOTES:

- REFERENCE IS MADE TO A GAS MAIN EASEMENT GRANTED TO ROCH. GAS & ELEC. CORP. AS SET FORTH IN LIBER 1228 OF DEEDS, PAGE 224.
- PARCEL IS SUBJECT TO AN EASEMENT GRANTED TO ROCH. RAILWAY & LIGHT CO., NEW YORK TELEPHONE CO. AND ROCH. TELEPHONE CO. FOR FIXTURES AS SET FORTH IN LIBER 1025 OF DEEDS, PAGE 27 AND LIBER 1027 OF DEEDS, PAGE 89.
- REFERENCE IS MADE TO A LEASE AGREEMENT FOR PARKING SPACES AS SET FORTH IN LIBER 7842 OF DEEDS, PAGE 230.
- PARCEL TAX ID #081.75-1-91 & PART OF #081.75-1-92

THOMAS A. RODAK, P.L.S. #060246

NO.	REVISION	DATE	BY
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4			
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2			
1			

O'NEILL RODAK  
LAND SURVEYING ASSOCIATES, P.C.  
LAND SURVEYORS - PLANNERS  
REAL ESTATE BROKERS  
ALTAIR SURVEYS  
6 SOUTH COLUMBIAN STREET  
ROCHESTER, NY 14611  
PHONE (585) 325-7520 FAX (585) 325-1708  
e-mail surveys@oneillrodak.com

MAP OF A SURVEY  
PARCEL SITUATE IN THE  
CITY OF ROCHESTER  
MONROE COUNTY, NEW YORK  
420 DURNAN STREET  
DENTINO, CAMMARATA & FAZIO, LLP  
PREPARED FOR

SCALE 1" = 20'  
DATE 08/10/2022  
REDATED  
PROJECT NO. 2011-0894-1  
SHEET 1 OF 1



PORTLAND AVE APARTMENTS  
FEBRUARY 7, 2023



PORTLAND AVE APARTMENTS  
FEBRUARY 7, 2023





LOWER LEVEL  
 OPTION 'B'

	1 BEDROOM	2 BEDROOM	TOTAL
LOWER LEVEL	13	0	13
FIRST FLOOR	13	0	13
SECOND FLOOR	13	0	13
TOTAL	39	0	39



901 PORTLAND AVE

JANUARY 19, 2023



FIRST FLOOR

	1 BEDROOM	2 BEDROOM	TOTAL
LOWER LEVEL	7	3	10
FIRST FLOOR	9	2	11
SECOND FLOOR	9	2	11
TOTAL	25	7	32



901 PORTLAND AVE

JANUARY 10, 2023





SECOND FLOOR

	1 BEDROOM	2 BEDROOM	TOTAL
LOWER LEVEL	7	3	10
FIRST FLOOR	9	2	11
SECOND FLOOR	9	2	11
TOTAL	25	7	32



901 PORTLAND AVE

JANUARY 10, 2023



UNIT LAYOUT (TYP.)

SCALE: 1/4" = 1'-0"



901 PORTLAND AVE

JANUARY 19, 2023

