

**1150 HUDSON AVENUE
CITY OF ROCHESTER, NEW YORK**



FOR SALE
FORMER PRIMARY SCHOOL BUILDING – 33,795 SQAURE FEET

- **Address:** 1150 Hudson Avenue
- **City/County:** City of Rochester / Monroe County / New York
- **Location:** Located at the intersection of Hudson Avenue and Norton Street
- **Zoning:** R-1
- **Use Code:** 620 Religious
- **Tax ID Number:** 091.650-0003-001
- **Year Built:** 1896 and 1930
- **Site Size:** 2.17 Acres (Note: Site to be demised to separate Church and Convent from School Buildings) plus separate lot totaling 0.77 Acres.
- **Building Size:** 33,795 – consisting of two buildings of 4,896 square feet and 28,899 square feet)
- **Sale Price:** \$1,100,000
- **Parking:** 100 parking spaces available in 0.77 acre surface lot at 74 Northeast Avenue
- **HVAC:** Primary buildings heated with steam heat. Air conditioning available with window units. Auditorium is fully heated and air conditioned.
- **Lighting:** Combination of LED and Fluorescent lighting
- **Electrical Service:** Individual office suites are fully metered for electrical services.
- **Roof:** Full roof replacement in Year 2016
- **Sprinklers:** None
- **Security:** Security system in place



moore corporate real estate, inc.

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Former primary school building located at the intersection of Hudson Avenue and Norton Street in the City of Rochester. Two historical primary buildings, connected by a second story walkway constructed in 1896 and 1930 respectively. The buildings feature classrooms, administrative areas, a commercial kitchen, and a large auditorium space that can function either for athletics or for fine arts due to the stage in place in the structure.

The offering also features a separate parking lot with parking for 100 vehicles located at 74 Northeast Avenue, a short, one-half block walk from the primary property.

The property features attractive curb appeal and a convenient location just south of the 104 Expressway in the City of Rochester. The property is ready for use as a school or for redevelopment as multi-tenant housing in a historic setting.



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For additional information, please contact:

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