



FOR SALE

# 24-Unit Mixed-Use Property

511-527 State St, Rochester, NY 14608

eXp Commercial | 165 Broadway Suite 23rd Floor | New York, NY 10006 |

**Michael Conroy**

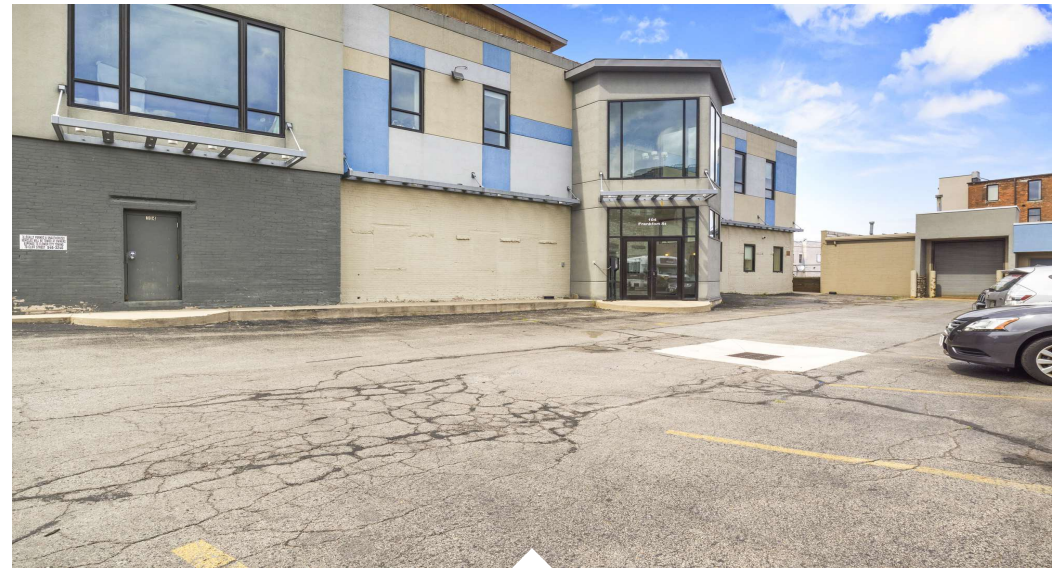
585.735.7739  
michaelconroyrealty@gmail.com

**Richard Rock**

585.217.7800  
richard.rock7800@gmail.com

# FOR SALE | 24-Unit Mixed-Use Property

511-527 State St , Rochester, NY 14608



Presenting a fully renovated mixed-use property located at 511-527 State Street in Rochester, NY 14608. This prime investment consists of two buildings situated on a .64-acre lot, offering cross access between State Street and Frankfort Street and providing the convenience of off-street parking. The front building on State Street includes office suites, a warehouse, and 8 fully remodeled residential apartments, while the rear building on Frankfort Street features additional remodeled office suites and a small warehouse. Together, the buildings offer a total of 24 units, with 14 commercial tenants and 8 residential tenants in place, along with 2 vacant commercial units ready for leasing opportunities.

Originally built in 1910, the property underwent a complete renovation in 2015, including an elevator, modern sprinkler systems throughout, and electronic entry for enhanced security. The apartments and office spaces have been updated, giving the property a fresh, contemporary appeal. Located on a bus line and within walking distance to popular destinations like Frontier Field, Monroe Community College, High Falls, Genesee Brewery, and various restaurants and shopping, the property also benefits from its proximity to downtown Rochester, making it an ideal location for both commercial and residential tenants. Zoned CCD-R (Center City Riverfront), this property offers a range of potential uses for investors looking to capitalize on Rochester's thriving Center City.

- Fully renovated in 2015
- Modernized apartments and office suites
- Close proximity to downtown Rochester
- Walkable to restaurants and entertainment
- Elevator and electronic entry system

**Michael Conroy**

585.735.7739

michaelconroyrealty@gmail.com

**Richard Rock**

585.217.7800

richard.rock7800@gmail.com

**exp**<sup>®</sup>  
COMMERCIAL



# FOR SALE | 24-Unit Mixed-Use Property

511-527 State St , Rochester, NY 14608

Sale Price	\$1,795,000
------------	-------------

## 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	\$134,297.50
Cap Rate	7.48
Building Class	C
Tenancy	Multiple
Number of Floors	4
Year Built	1910
Year Last Renovated	2015
Number of Buildings	2

## PROPERTY INFORMATION

Property Type	Mixed-Use
Property Subtype	Office   Residential
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



**Michael Conroy**

585.735.7739

michaelconroyrealty@gmail.com

**Richard Rock**

585.217.7800

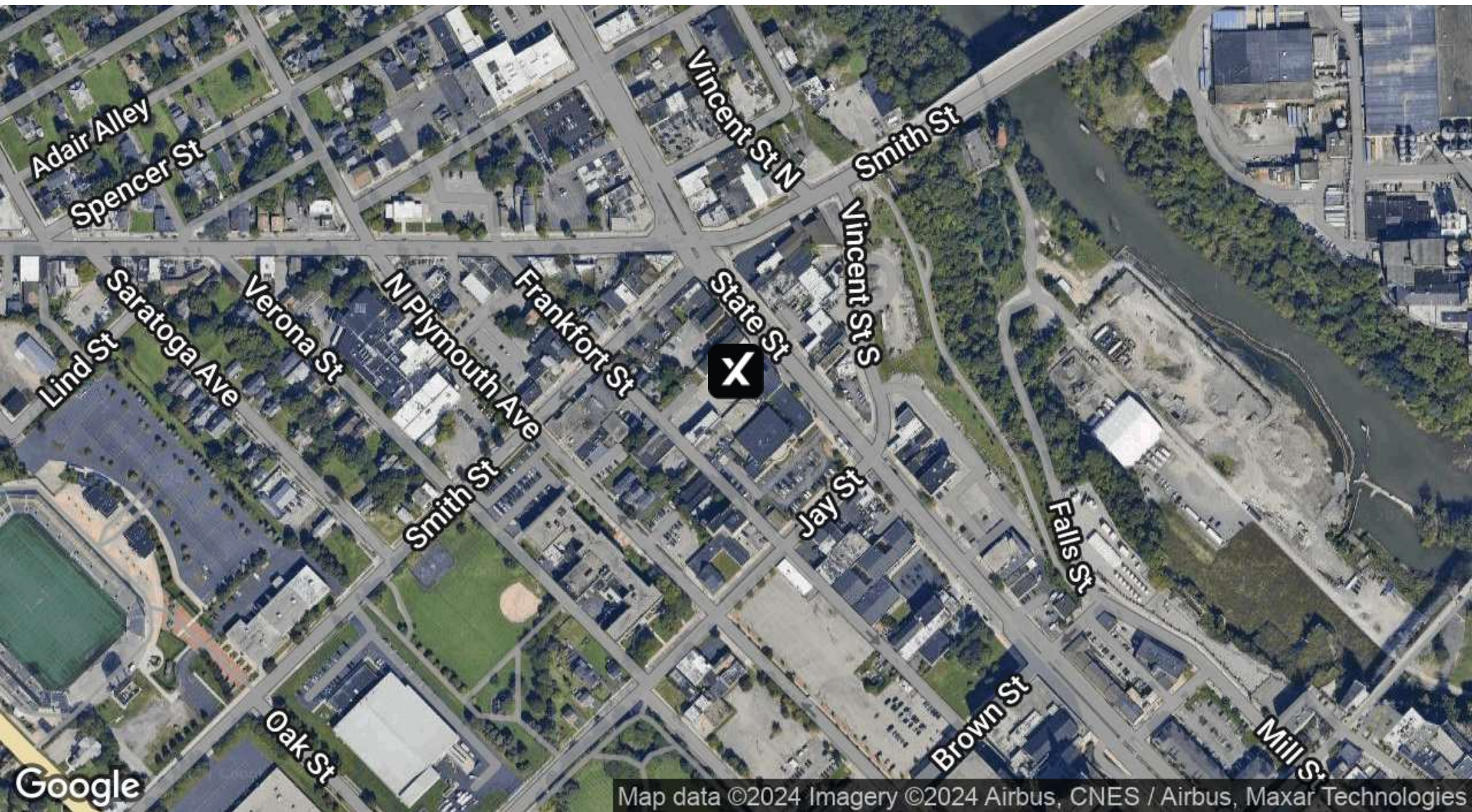
richard.rock7800@gmail.com

**exp**<sup>®</sup>  
COMMERCIAL



# FOR SALE | 24-Unit Mixed-Use Property

511-527 State St , Rochester, NY 14608



Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies

**Michael Conroy**

585.735.7739

michaelconroyrealty@gmail.com

**Richard Rock**

585.217.7800

richard.rock7800@gmail.com

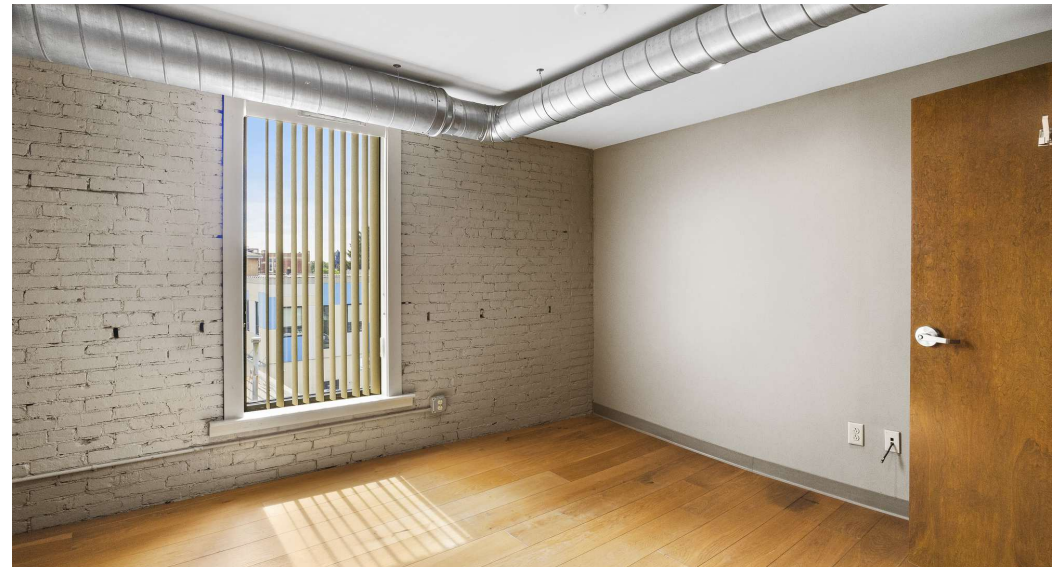
**exp**<sup>®</sup>  
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.



# FOR SALE | 24-Unit Mixed-Use Property

511-527 State St , Rochester, NY 14608



**Michael Conroy**

585.735.7739

michaelconroyrealty@gmail.com

**Richard Rock**

585.217.7800

richard.rock7800@gmail.com

**exp**<sup>®</sup>  
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.



# FOR SALE | 24-Unit Mixed-Use Property

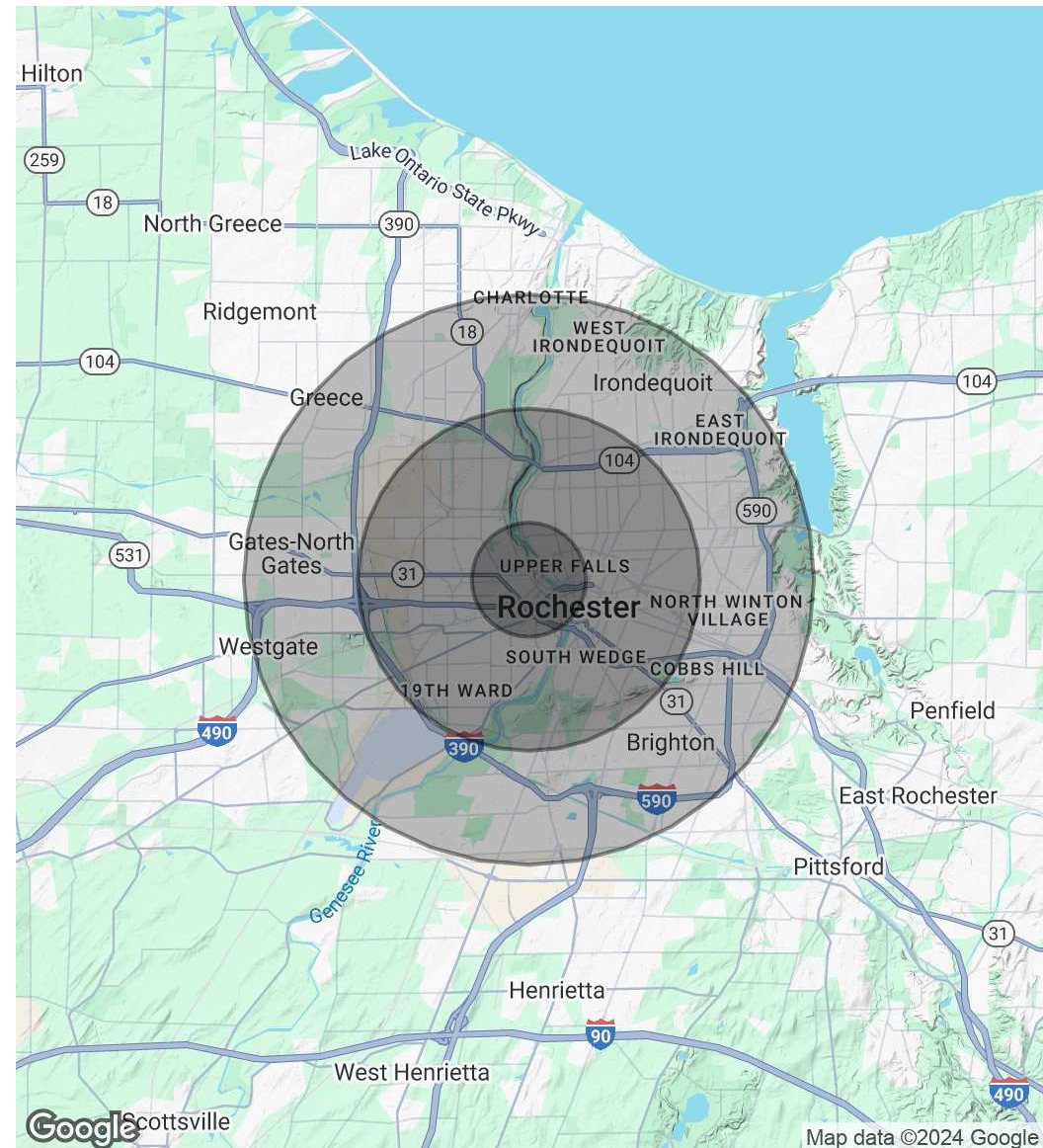
511-527 State St , Rochester, NY 14608

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

Demographics data derived from AlphaMap



**Michael Conroy**

585.735.7739

michaelconroyrealty@gmail.com

**Richard Rock**

585.217.7800

richard.rock7800@gmail.com

**exp**<sup>®</sup>  
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

# FOR SALE | 24-Unit Mixed-Use Property

511-527 State St , Rochester, NY 14608



**MICHAEL CONROY**

Associate Real Estate Broker

**Direct:** 585.735.7739 **Cell:** 585.802.3327  
michaelconroyrealty@gmail.com



NY #10301218830



**RICHARD ROCK**

Associate Real Estate Broker

**Direct:** 585.217.7800 **Cell:** 585.217.7800  
richard.rock7800@gmail.com



NY #30R01055945

**Michael Conroy**

585.735.7739  
michaelconroyrealty@gmail.com

**Richard Rock**

585.217.7800  
richard.rock7800@gmail.com

