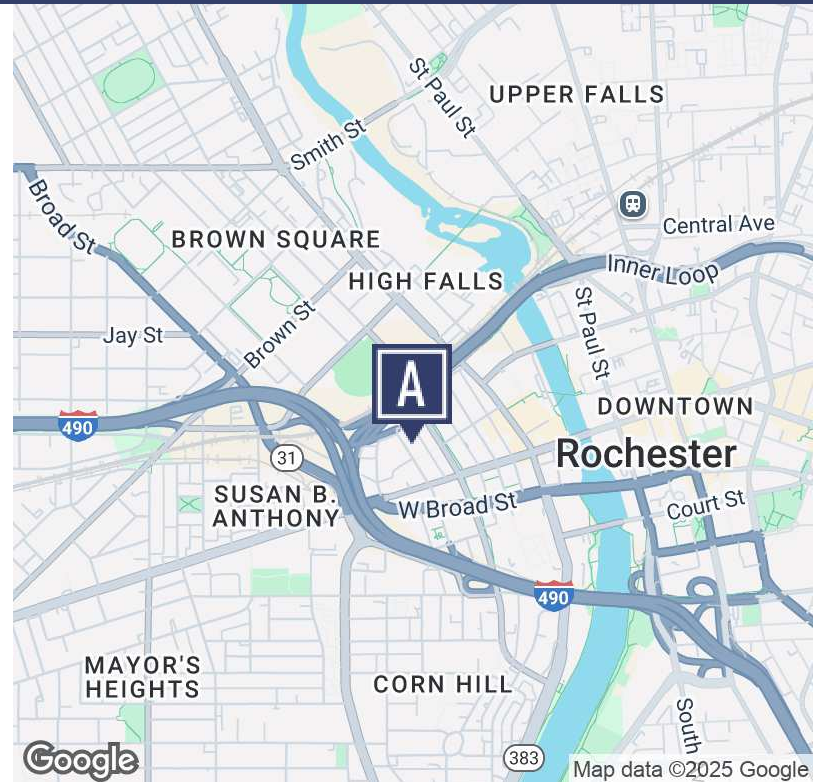


30-32 N WASHINGTON ST  
Rochester, NY 14614

FOR SALE OR LEASE



## SUMMARY

Sale Price:	\$395,000
Lease Rate:	\$15.00 SF/yr (NNN)
Building Size:	5,800 SF
Available SF:	5,800 SF
Lot Size:	0.21 Acres
Price / SF:	\$68.10
Year Built:	1840
Renovated:	2018
Zoning:	Center City Cascade - Canal District

## OVERVIEW

This Greek Revival with Federal Features brick structure was built in 1840. This is the only surviving example of rowhouses built in Rochester during this period and is located on the original Hundred Acre Tract purchased by Nathaniel Rochester in 1803. It has pitched roofs, interior end chimneys, applied wooden cornices and side by side entrances that adjoin the party wall. It has been listed on the National Register of Historic Places since 1985.

The building is available for lease at the asking rate of \$15/SF NNN with the owner contributing towards improvements of the property. The property can be leased at a reduced rate in its current shell condition. The building has been gutted in preparation of redevelopment into commercial and/or residential uses. The adjoining lot that wraps around the north and east side was also purchased, providing the ability to accommodate up to 10+ car parking. Improvements to date have included a new roof, new windows and spray insulation on the interior. A grease trap was also installed, which is necessary for any restaurant/café establishment. The layout has been improved with framing to accommodate a lift into the first floor from the parking behind the building providing ADA accessibility. The total square feet is 5,800. Possibilities for buildout include residential units, mixed use, restaurant, office, residential with in home office.

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## ADDITIONAL PHOTOS



### PROPERTY HIGHLIGHTS

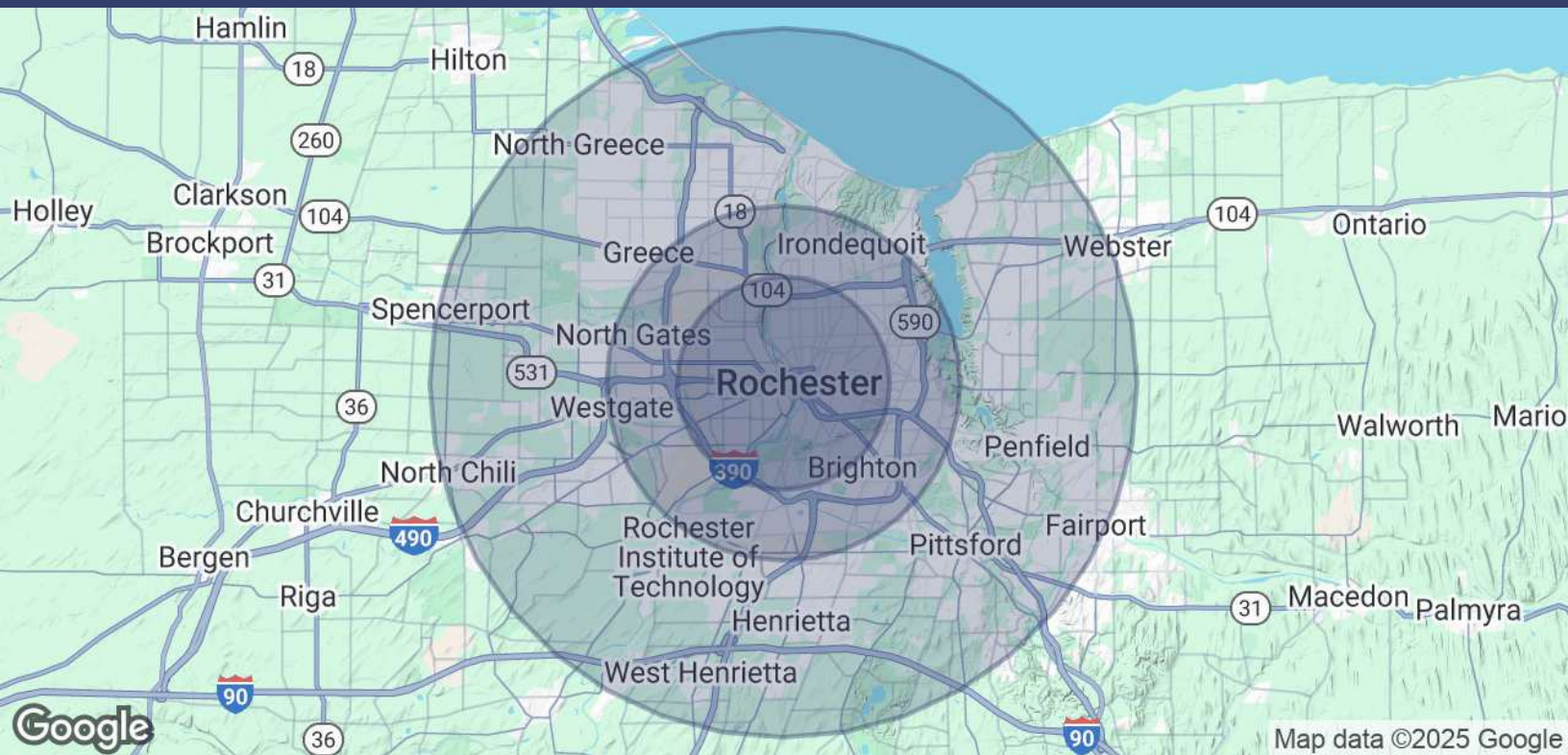
- Room for up to 10+ parking spaces on site
- Solid shell to finish in your vision
- New Roof and Insulation
- All utilities on sites
- Grease trap installed for Restaurant use
- Conveniently located in the Cascade District of Downtown Rochester



# 30-32 N WASHINGTON ST

## Rochester, NY 14614

### DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	183,993	315,140	601,258
Average Age	37	39	41
Average Age (Male)	36	38	40
Average Age (Female)	38	40	42

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	79,784	138,190	257,022
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$61,532	\$75,446	\$91,102
Average House Value	\$207,926	\$215,311	\$239,256

Demographics data derived from AlphaMap