

OFFICE - DOWNTOWN ROCHESTER

186-188 North Water St, Rochester, NY 14604

FOR SALE



SUMMARY

Sale Price:	\$850,000
Building Size:	14,300 SF
Price/SF:	\$59.44
Lot Size:	0.17 Acres
Zoning:	CCD-R Center City Riverfront

OVERVIEW

A unique opportunity for an investor or business owner for their company. The entire property is leased by a single tenant with a lease expiration on 12/31/26. The property is fully built out as professional office space on both the 1st floor and lower level with a number of private offices, open areas and conference rooms. There is a freight elevator within the building that could be re-activated or converted for passenger use.

The building is conveniently located next to the inner loop with easy access to the local highway system. There are several restaurants and other amenities within close walking distance, including Roc the Riverway development currently underway.

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HIGHLIGHTS

- Professional office environment
- Combination of private offices, open areas and conference rooms
- Close to Roc the Riverway developments
- Convenient downtown Rochester location

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ADDITIONAL PHOTOS

