

Financial Summary & Permitted Uses

287-289 Andrews Street, Rochester, NY

A high-yield, turn-key downtown property zoned for a broad range of business, retail, and service uses — with income potential exceeding 13–15% and strong alignment with Rochester's DRI growth strategy.

Profit & Loss Projection

| Item | \$24/SF (Low) | \$27/SF (High) |
|------------------------------|---------------|----------------|
| Gross Potential Income (GPI) | \$76,608 | \$86,184 |
| Less: Vacancy (5%) | (\$3,830) | (\$4,309) |
| Effective Gross Income (EGI) | \$72,778 | \$81,875 |
| Property Taxes | \$6,314 | \$6,314 |
| Insurance | \$960 | \$960 |
| Maintenance / Repairs | \$2,500 | \$2,500 |
| Management (5%) | \$3,639 | \$4,094 |
| Total Operating Expenses | \$13,413 | \$13,868 |
| Net Operating Income (NOI) | \$59,365 | \$68,007 |
| Cap Rate (on \$450,000) | 13.2% | 15.1% |

This fully leased projection demonstrates strong double-digit returns between 13% and 15%. Low operating expenses and recent capital improvements (roof, HVAC, and parking lot) contribute to stable, long-term cash flow.

Permitted Uses (CCD-B Zoning)

Permitted Uses:

- Professional Offices – law, finance, insurance, consulting
- Retail Sales – boutique stores, gallery, convenience retail
- Personal Services – barber, salon, spa, dry cleaning drop-off
- Restaurants / Cafés (non-drive-through)
- Studios – art, photography, design, fitness, yoga
- Business & Vocational Schools / Training Centers
- Medical & Wellness Clinics (outpatient)
- Community Services / Nonprofits / Civic Offices
- Showrooms & Creative Workspaces
- Mixed-Use – combination of commercial and office use

Conditional Uses:

- Light assembly or fabrication (enclosed)
- Event or conference space
- Daycare or educational facilities
- Religious or institutional use

All operations must occur within enclosed buildings and conform to downtown design and signage standards.

This property's zoning flexibility, modern renovations, and exceptional yield potential make it ideal for investors or owner-users seeking a strategic downtown asset aligned with Rochester's continued revitalization.