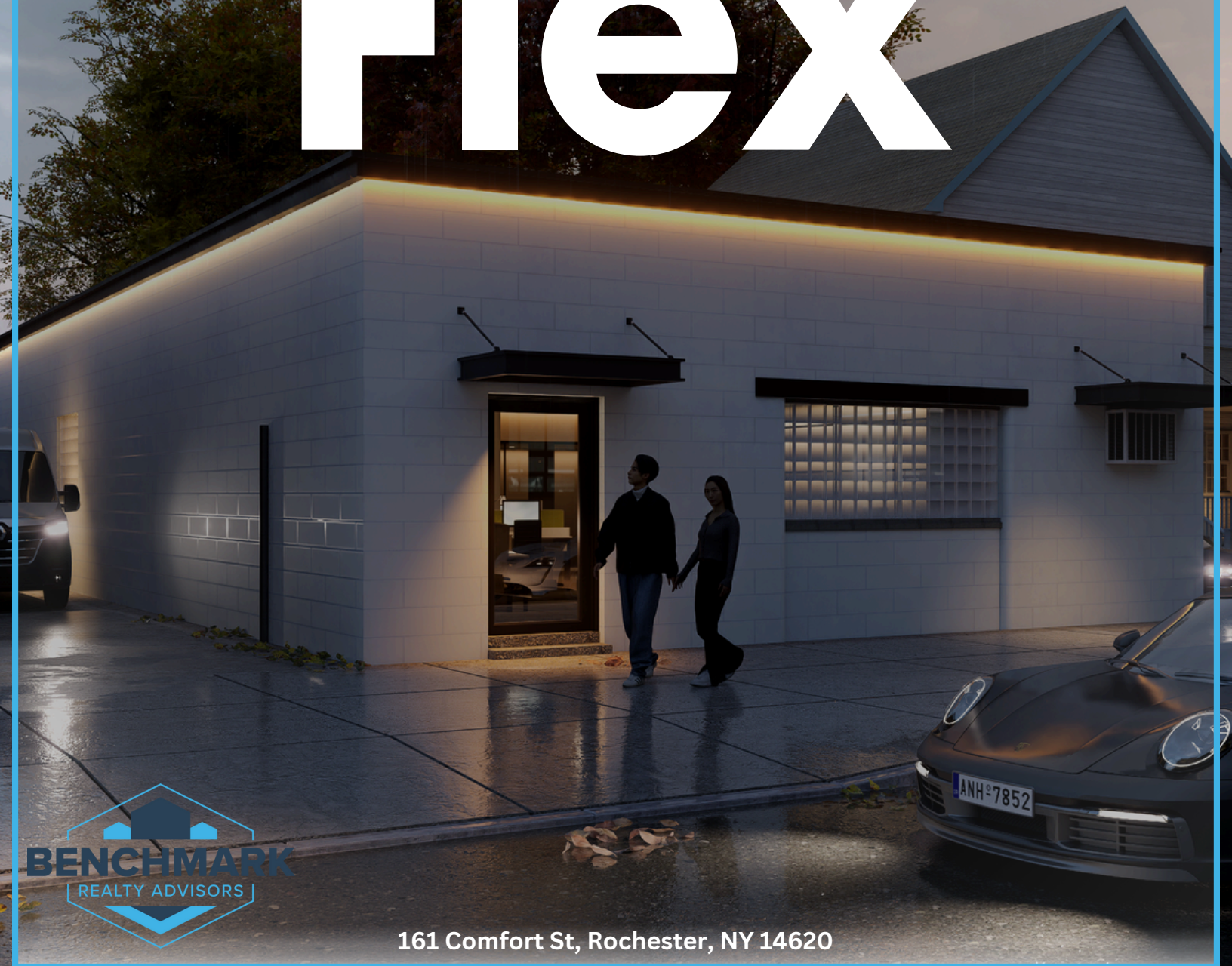


South Wedge Flex



161 Comfort St, Rochester, NY 14620



3,330 SF



Single Level



12-14ft Ceilings



Security System



2 Restrooms



200 Amp Service



10 Parking Spots



3 Access Doors

Benchmark Realty Advisors is pleased to present an opportunity to acquire 161 Comfort Street, a well positioned warehouse building in the city's South Wedge Neighborhood. Offering $\pm 3,330$ square feet of functional flex space just off South Clinton Avenue. With immediate access to I-490 and downtown Rochester, this property combines convenience, flexibility, and location in one compelling package. The building holds a 90/10 ratio of warehouse and finished office space. Inside you will find 12-foot ceilings with 14-foot clear height to the roof deck—ideal for a variety of light industrial, production, storage, or creative uses. The property has a 200AMP electrical service with upgrades available on site. The building has a convenient private parking lot in the rear allowing ± 10 spaces accessible from the side alleyway for staff and clients. New A/C mini-split system (2024) servicing the front office, upgraded lighting throughout the building (2019), and a Honeywell security system.



Evan Schaefer | Associate Broker



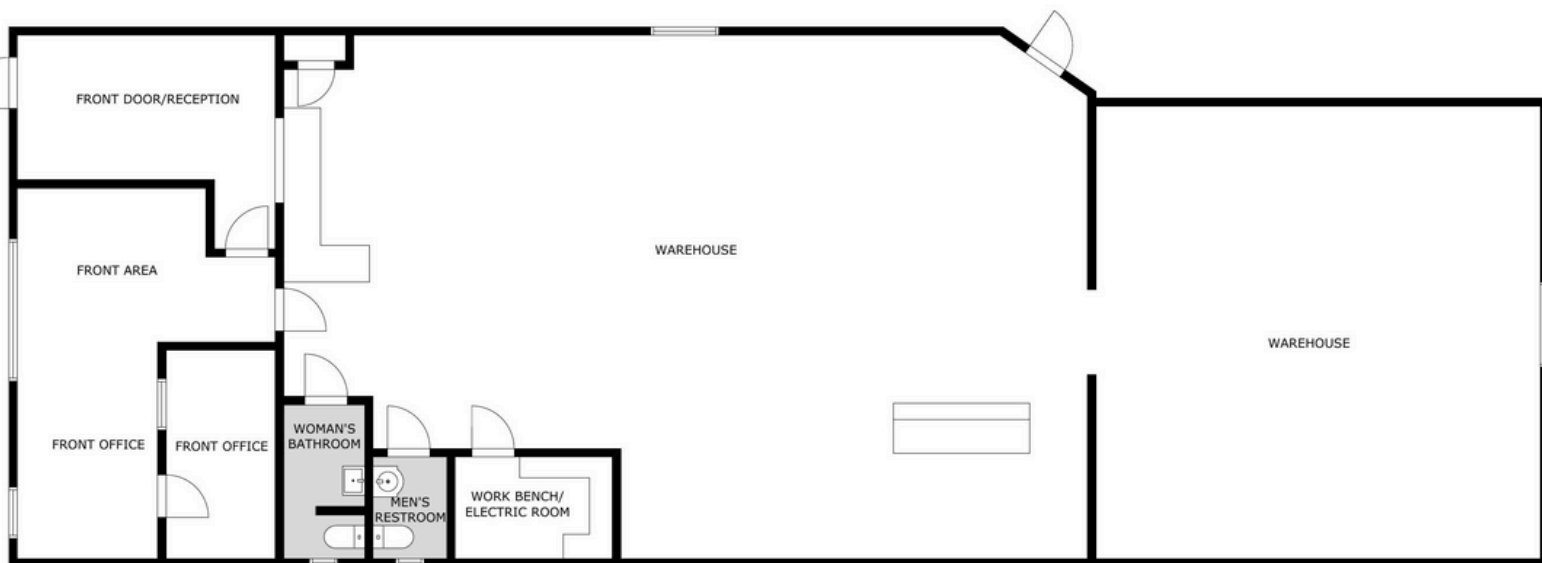
585.337.1764



evan@benchmarkra.com



Warehouse/Flex Space





View on LoopNet

View 3D Tour



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