

# 43<sup>N</sup>

FOUR THREE NORTH  
REAL ESTATE

# OPPORTUNITY



## 2 GRIFFITH ST, ROCHESTER, NY 14620

OFFERED AT: \$1,295,000

# MODERN INDUSTRIAL GEM WITH SKYLINE VIEWS IN ROCHESTER'S CENTER CITY



Discover modern industrial living in Rochester's Center City. This stunning 2018 renovation of the Sackett Tile & Marble warehouse offers a spacious open-concept design with a private guest suite, home office/third bedroom, and a luxurious second-floor primary suite. The lower level provides an ideal space for a home office or workspace—perfect for those looking to combine a downtown office with their apartment. Enjoy a 1,500 SF rooftop deck with kitchenette, bath, and breathtaking skyline views—perfect for entertaining. High-end finishes include custom millwork, radiant heated floors, quartz countertops, and floor-to-ceiling glass. Additional features: two-car garage, 10-car parking, and soundproofing. Fully furnished negotiable. Contact for more details and seller financing options.

### KEY FEATURES:

- 3 bedrooms, one could be office / guest suite
- 3.5 modern bathrooms
- Heated, air-conditioned 2-car garage
- 10-car private parking
- Rooftop deck with kitchenette and bath

## MLS #R1570839

585.577.2223  
WWW.43NORTHRE.COM

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