



COLDWELL BANKER
COMMERCIAL
CUSTOM REALTY

871-873 ATLANTIC

ROCHESTER, NY 14609

MIXED-USE
INVESTMENT PROPERTY



INVESTMENT SUMMARY

This offering presents the opportunity to acquire a stabilized five-unit mixed-use investment property located at 871–873 Atlantic Avenue in Rochester, New York. The property consists of two commercial storefronts and three residential apartments, generating diversified income streams and stable cash flow.

The asset is being offered confidentially at \$330,000 and currently produces approximately \$55,200 in annual gross rental income, with an estimated Net Operating Income of \$29,179, resulting in an approximate cap rate of 8.8%.



STABILIZED INCOME

Diversified cash flow from residential and commercial tenants



ATTRACTIVE RETURN

Approximate cap rate of 8.8% based on current operations



RECENT IMPROVEMENTS

Recent capital improvements completed



STRONG LOCATION

Established Rochester neighborhood with steady rental demand



UPSIDE POTENTIAL

Potential for rental growth with new apartment and garage tenant

PROPERTY OVERVIEW



ADDRESS

871–873 Atlantic Avenue, Rochester NY 14609



PROPERTY TYPE

Mixed-Use Investment Property



UNITS

5 Units (2 Commercial, 3 Residential)



BUILDING SIZE

Approximately 4,302 SF



YEAR BUILT

1910



PARKING

Approximately 6 surface spaces



SALE PRICE

\$330,000



PRICE PER SF

~\$94/SF



MICHAEL LIESS

NYS LICENSED R.E. BROKER

O. 585-500-4500

C. 585-750-8337

Homes@MikeLiess.com

www.MikeLiess.com

