

Redevelopment Opportunity

Former School Building

420 Durnan Street
Rochester, New York 14621

Multifamily Development Opportunity Delivered In Shell Condition



Offering Overview

Former school facility conveniently located on Portland Avenue at Durnan Street in the City of Rochester. The property will be delivered in a clean shell condition presenting an opportunity for the buyer to freely develop the building's future floor plan and evaluate potential uses. Situated in a densely populated residential portion of the City, the property is an ideal opportunity for a multifamily redevelopment.

Offering Details

- + 37,462 Square Feet
- + Former School Facility Available in Clean Shell Condition
- + Sale Price: \$2,000,000



Property Overview

- + 37,462 Square Feet on 0.860 Acres
- + Built in 1917
- + Former School Facility
- + Zoning: R-1, City of Rochester
- + Delivered to Buyer in Clean Shell Condition
- + Sale Price: \$2,000,000

Contact Us

Harry Gleason, SIOR
+1 585 784 3639
harry.gleason@cbre-rochester.com
Licensed Associate Real Estate Broker

Patrick Wahl
+1 585 784 3633
patrick.wahl@cbre-rochester.com
Licensed Real Estate Salesperson

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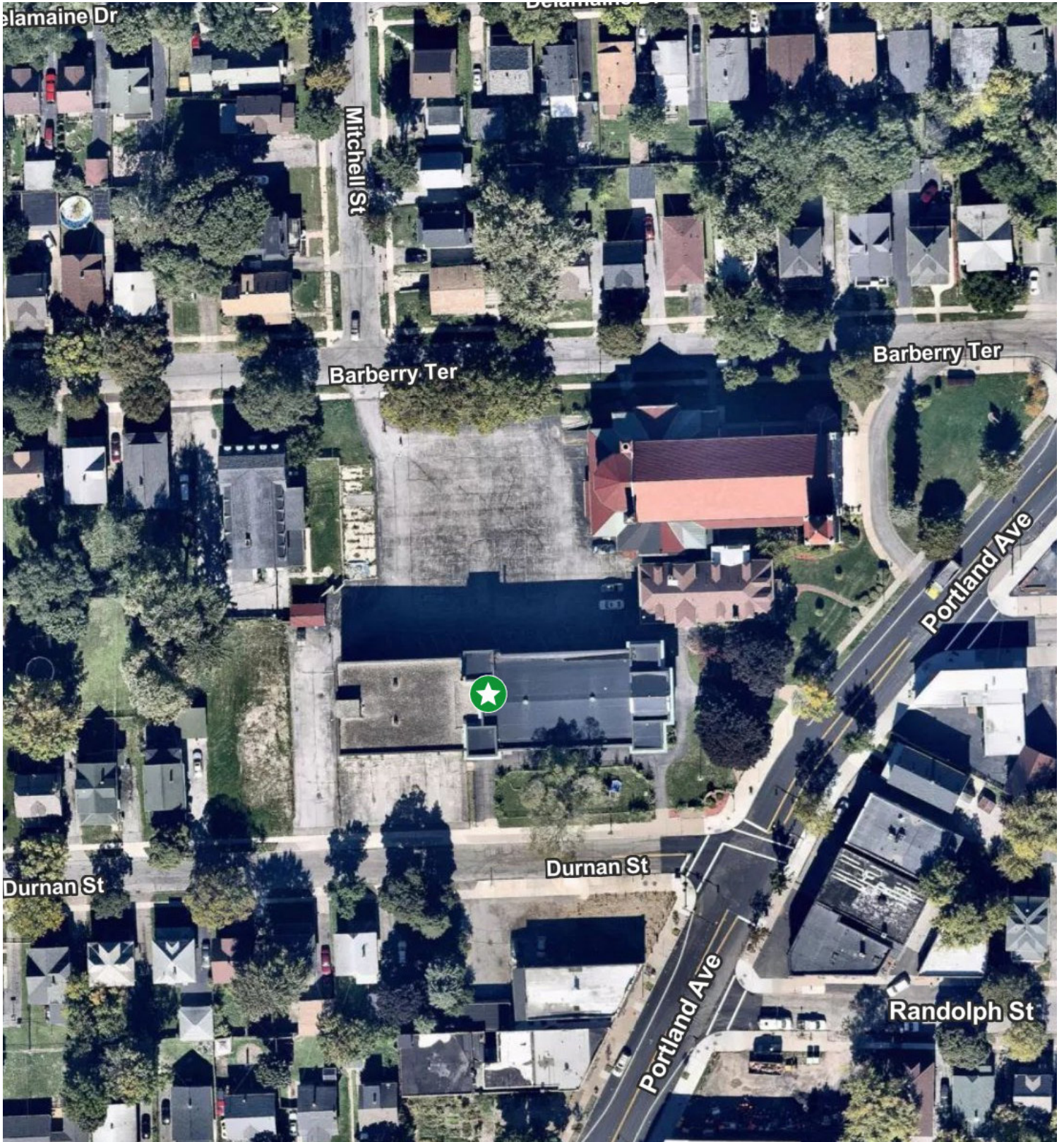
CBRE Upstate NY
120 Corporate Woods, Ste 210
Rochester, NY 14623
+1 585 240 8080
www.cbre.com/rochester

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Redevelopment Opportunity

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For Sale



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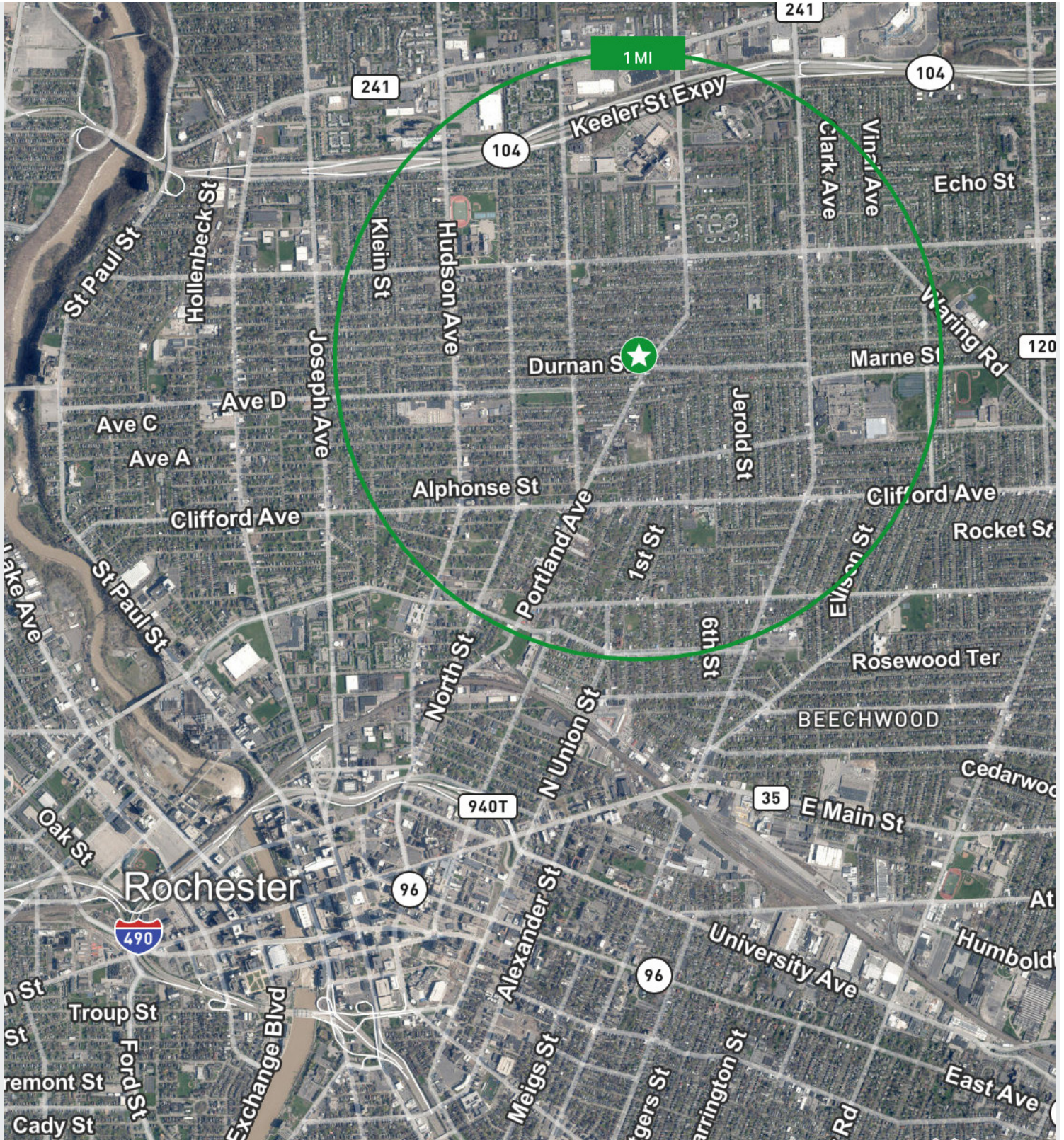
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Redevelopment Opportunity

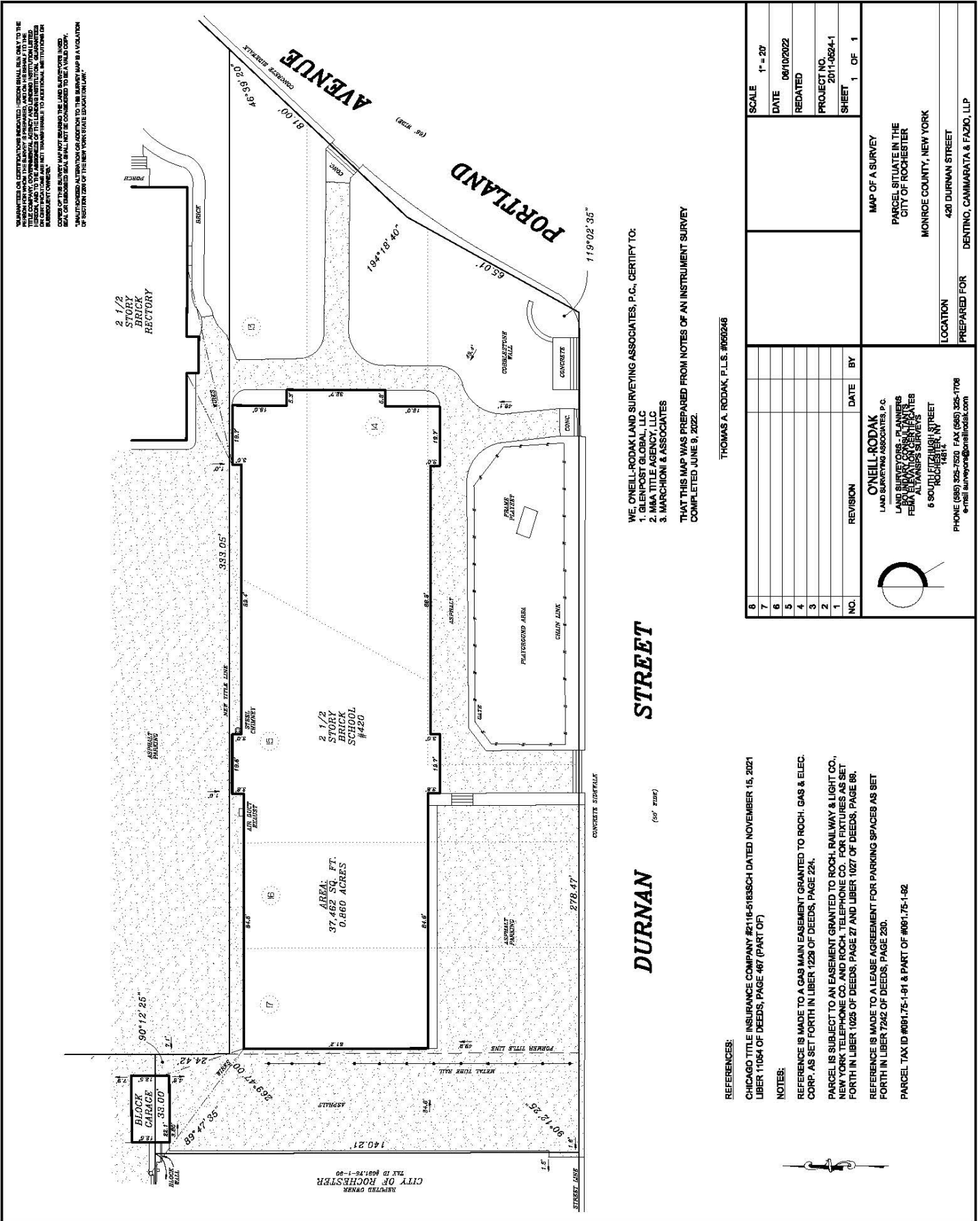
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9 1/2
STORY
BRICK
RECTORY

REPORTED OWNER
CITY OF ROCHESTER
TAX ID #081.75-1-90

2 1/2
STORY
BRICK
SCHOOL
#420

AREA:
37,462 SQ. FT.
0.860 ACRES

WE, O'NEILL RODAK LAND SURVEYING ASSOCIATES, P.C., CERTIFY TO:

1. MICHELE RODAK, P.C.
2. MIA TITLE AGENCY, LLC
3. MARCHIONI & ASSOCIATES

THAT THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED JUNE 9, 2022.

STREET

DURNAN

(SEE PLAN)

REFERENCES:

CHICAGO TITLE INSURANCE COMPANY #2116-5183SCH DATED NOVEMBER 15, 2021 LIBER 11054 OF DEEDS, PAGE 467 (PART OF)

NOTES:

- REFERENCE IS MADE TO A GAS MAIN EASEMENT GRANTED TO ROCH. GAS & ELEC. CORP. AS SET FORTH IN LIBER 1228 OF DEEDS, PAGE 224.
- PARCEL IS SUBJECT TO AN EASEMENT GRANTED TO ROCH. RAILWAY & LIGHT CO., NEW YORK TELEPHONE CO. AND ROCH. TELEPHONE CO. FOR FIXTURES AS SET FORTH IN LIBER 1025 OF DEEDS, PAGE 27 AND LIBER 1027 OF DEEDS, PAGE 89.
- REFERENCE IS MADE TO A LEASE AGREEMENT FOR PARKING SPACES AS SET FORTH IN LIBER 7842 OF DEEDS, PAGE 230.
- PARCEL TAX ID #081.75-1-91 & PART OF #081.75-1-92

THOMAS A. RODAK, P.L.S. #060246

NO.	REVISION	DATE	BY
8			
7			
6			
5			
4			
3			
2			
1			

SCALE	1" = 20'
DATE	06/10/2022
REDATED	
PROJECT NO.	2011-0694-1
SHEET	1 OF 1

O'NEILL RODAK
LAND SURVEYING ASSOCIATES, P.C.
LAND SURVEYORS - PLANNERS
REAL ESTATE BROKERS
ALTAIR SURVEYS
6 SOUTH COLUMBIAN STREET
ROCHESTER, NY 14611
PHONE (585) 325-7520 FAX (585) 325-1708
e-mail surveys@oneillrodak.com

MAP OF A SURVEY
PARCEL SITUATE IN THE
CITY OF ROCHESTER
MONROE COUNTY, NEW YORK
420 DURNAN STREET
DENTINO, CAMMARATA & FAZIO, LLP



PORTLAND AVE APARTMENTS
FEBRUARY 7, 2023



PORTLAND AVE APARTMENTS
FEBRUARY 7, 2023





	1 BEDROOM	2 BEDROOM	TOTAL
LOWER LEVEL	13	0	13
FIRST FLOOR	13	0	13
SECOND FLOOR	13	0	13
TOTAL	39	0	39



901 PORTLAND AVE

JANUARY 19, 2023



	1 BEDROOM	2 BEDROOM	TOTAL
LOWER LEVEL	7	3	10
FIRST FLOOR	9	2	11
SECOND FLOOR	9	2	11
TOTAL	25	7	32



901 PORTLAND AVE

JANUARY 10, 2023





SECOND FLOOR

	1 BEDROOM	2 BEDROOM	TOTAL
LOWER LEVEL	7	3	10
FIRST FLOOR	9	2	11
SECOND FLOOR	9	2	11
TOTAL	25	7	32



901 PORTLAND AVE

JANUARY 10, 2023



UNIT LAYOUT (TYP.)

SCALE: 1/4" = 1'-0"



901 PORTLAND AVE

JANUARY 19, 2023

