

PITTSFORD VILLAGE INVESTMENT OPPORTUNITY

25 S. MAIN STREET, PITTSFORD, NY 14534



VENTURE
BROKERAGE GROUP

TWO-BUILDING MIXED-USE ASSET NEAR ERIE CANAL ON MAIN STREET



FOR SALE OFFERING

OFFERING SUMMARY

25 S. MAIN STREET, PITTSFORD, NY 14534



**TWO-BUILDING
COMPOUND WITH
RICH 19TH CENTURY
CHARACTER**



THE OFFERING

Located in the heart of the Village of Pittsford, 25 S. Main Street presents a rare opportunity to acquire a historic two-building mixed-use property in one of Rochester's most desirable, walkable, commercial districts. The offering includes an approximate 6,468 SF front building featuring highly visible Main Street retail occupied by established Chicke Baby & Kids Boutique, and a newly renovated luxury apartment above the retail space. The property also includes an approximate 2,605 SF rear carriage house/outbuilding, currently vacant and positioned as a value-add opportunity for office, owner-user, or future income-producing use.

Surrounded by vibrant shops, restaurants, and amenities, and just steps from the Erie Canal, the location benefits from strong foot traffic and enduring demand. This unique two-building compound combines stable income, architectural charm, and long-term investment appeal.

PROPERTY SUMMARY

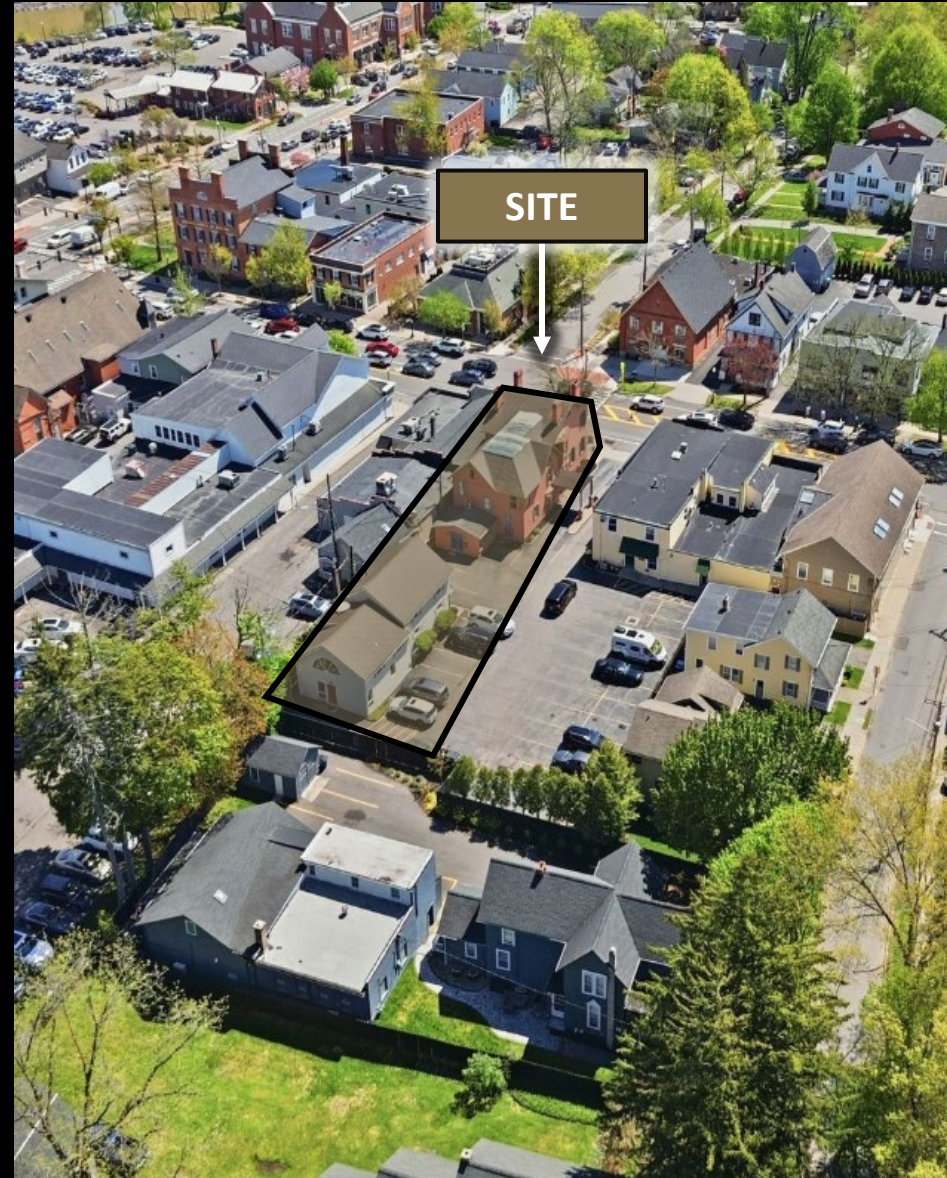
Property Address	25 S. Main Street, Pittsford, NY 14534
County	Monroe
Property Type	Mixed-Use: Retail/Office/Apartment
Building Size	Mixed-Use Front: 6,468 SF Rear Carriage House: 2,605 SF
Parking	Private shared parking & public parking
Price	\$1,700,000

AVAILABLE OPPORTUNITY

- » FOR SALE : Village of Pittsford mixed-use property
 - » Front Building: 6,468 SF +/- 2-story mixed-use commercial building (Chicke Baby & Kids Boutique & luxury apartment above)
 - » Rear Building: 2,605 SF +/- 2-story carriage house (currently vacant available for lease)
- » Ideal for office, retail or restaurant uses!

PROPERTY HIGHLIGHTS

- » Located in one of Monroe County's most sought after historic & walkable commercial districts
- » Canal-side restaurants & shops; surrounded by boutique retail, professional offices, salons, cafes & upscale dining
- » Private shared parking spaces, in addition to street & public parking



LUXURY APARTMENT



RETAIL TENANT (CHICKE BABY & KIDS BOUTIQUE)



CARRIAGE HOUSE (READY FOR BUILD OUT)



FINANCIALS

RENTAL REVENUE	MONTHLY	ANNUALLY
Retail Tenant (Chicke Baby & Kids Boutique)	\$5,202	\$62,424
Luxury 2 nd Floor Apartment	\$4,500	\$54,000
Carriage House (Vacant)	\$6,500	\$78,000
TOTAL RENTAL REVENUE	\$16,202	\$194,424

EXPENSES	MONTHLY	ANNUALLY
Property Taxes	\$2,067	\$24,799
Property Maintenance	\$627	\$7,519
Utilities (Gas/Electric, Water & Refuse)	\$952	\$11,419
TOTAL EXPENSES	\$3,646	\$43,737

OPERATING EXPENSES
(ANNUAL)

\$194,424

OPERATING EXPENSES
(ANNUAL)

\$43,737

NET OPERATING INCOME

\$150,687

*Projected Financial Proforma

MARKET AERIAL



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	5,055	49,042	143,226
Daytime Population	7,053	53,757	161,101
Households	1,856	20,138	62,510
Average Household Income	\$173,724	\$148,623	\$135,225

CONTACT US

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