

FOR SALE



19 Jay St

19 Jay St
Rochester, NY 14608



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Property Summary

19 Jay St, Rochester, NY 14608

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PROPERTY DESCRIPTION

Rare opportunity to acquire a beautifully renovated mixed-use property in Rochester's historic Brown Square neighborhood. Offering approximately 6,584 SF on 0.23 acres, the property features a luxury loft apartment on the second floor and flexible commercial space on the first floor, creating an ideal opportunity for an owner-user seeking a distinctive headquarters with supplemental rental income.

The commercial space is currently occupied by Bryce & Doyle Craftsmanship, a well-established kitchen and bath design firm. The tenant's lease expires in June 2027 and ownership has indicated the tenant may vacate earlier if needed by a purchaser, creating a unique opportunity for future owner occupancy. The second-floor loft apartment is leased and provides immediate income while offering exceptional finishes rarely found in downtown Rochester mixed-use properties.

Extensively renovated and meticulously maintained, the property combines historic character with modern amenities. The commercial space can accommodate a variety of office, showroom, studio, design, creative, professional service, or specialty commercial users. The loft apartment features upscale finishes, open living spaces, and a contemporary design that enhances the property's overall appeal.

PROPERTY HIGHLIGHTS

- Luxury loft apartment generating rental income
- Commercial space available for future owner occupancy
- Well-maintained and extensively renovated property
- Flexible office, showroom, studio, or creative workspace potential
- Unique downtown Rochester location
- Significant existing improvements and character
- Tenant may vacate prior to lease expiration, creating accelerated occupancy opportunity



OFFERING SUMMARY

Sale Price:	\$675,000
Number of Units:	2
Lot Size:	0.134 Acres
Building Size:	6,584 SF

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Loft Apartment

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Additional Photos

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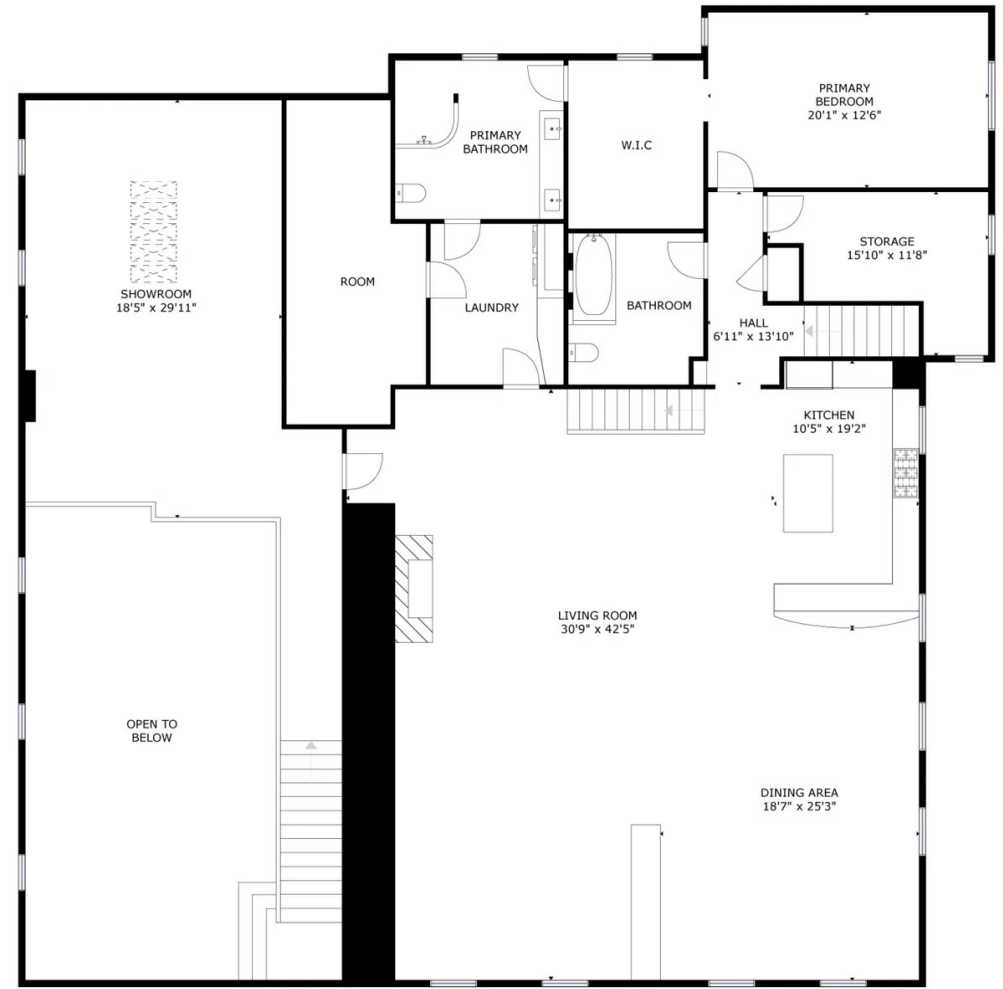
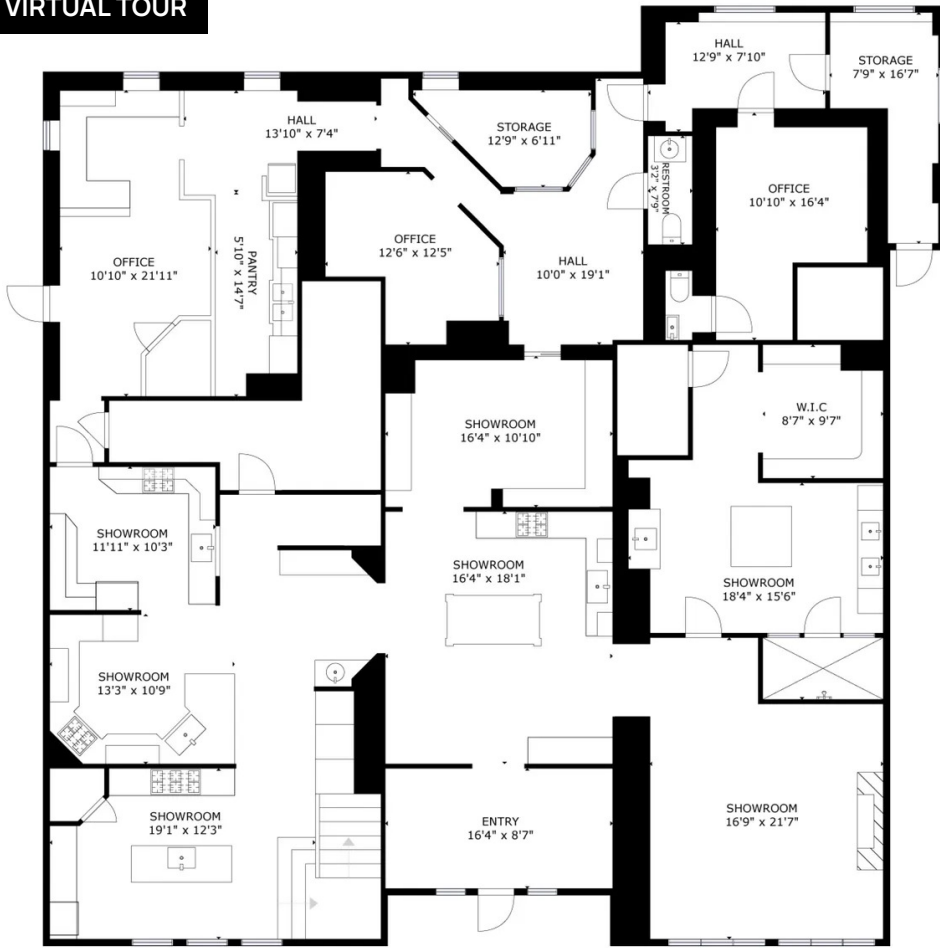
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Floor Plans

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VIRTUAL TOUR



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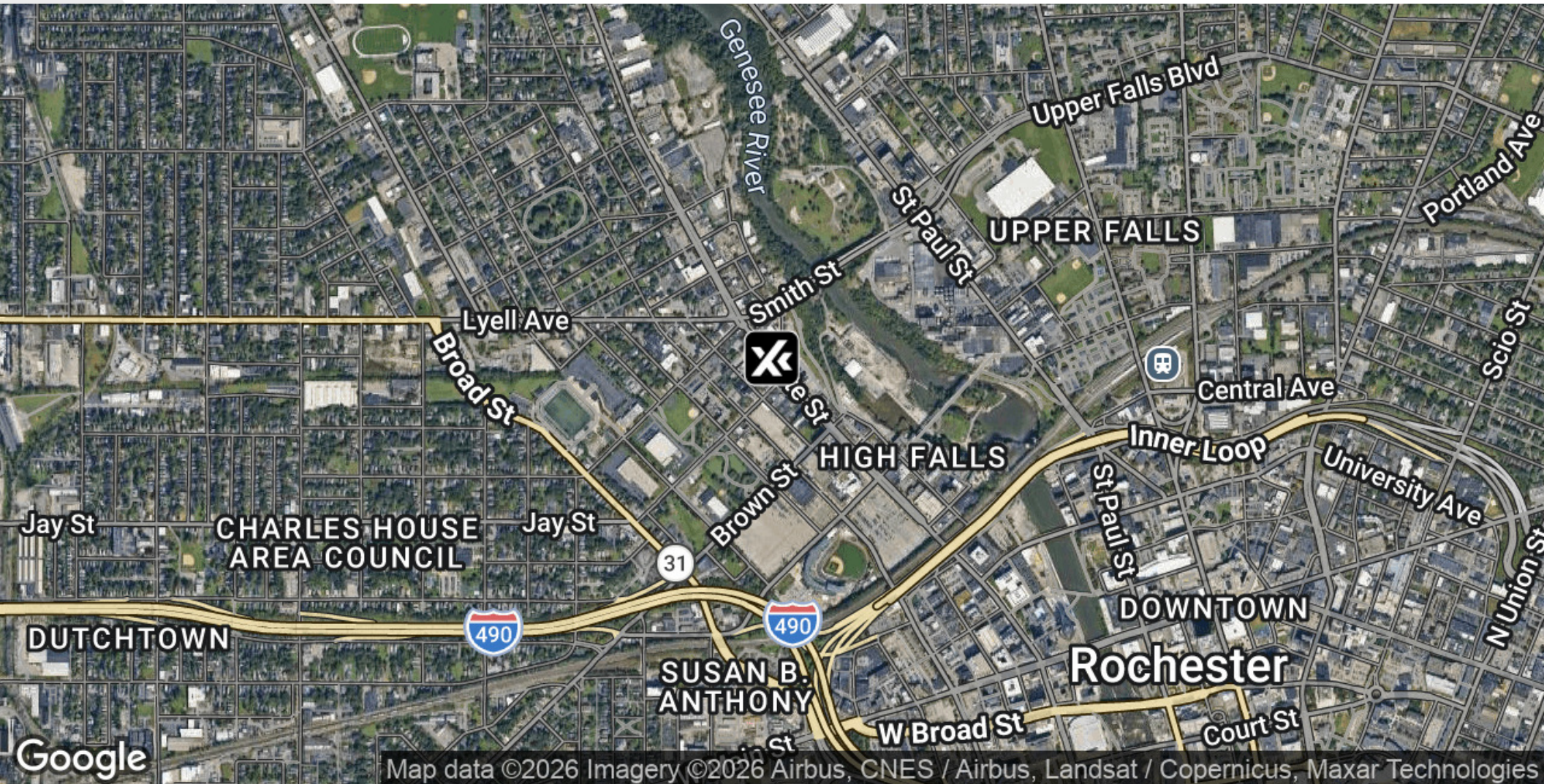


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Location Map

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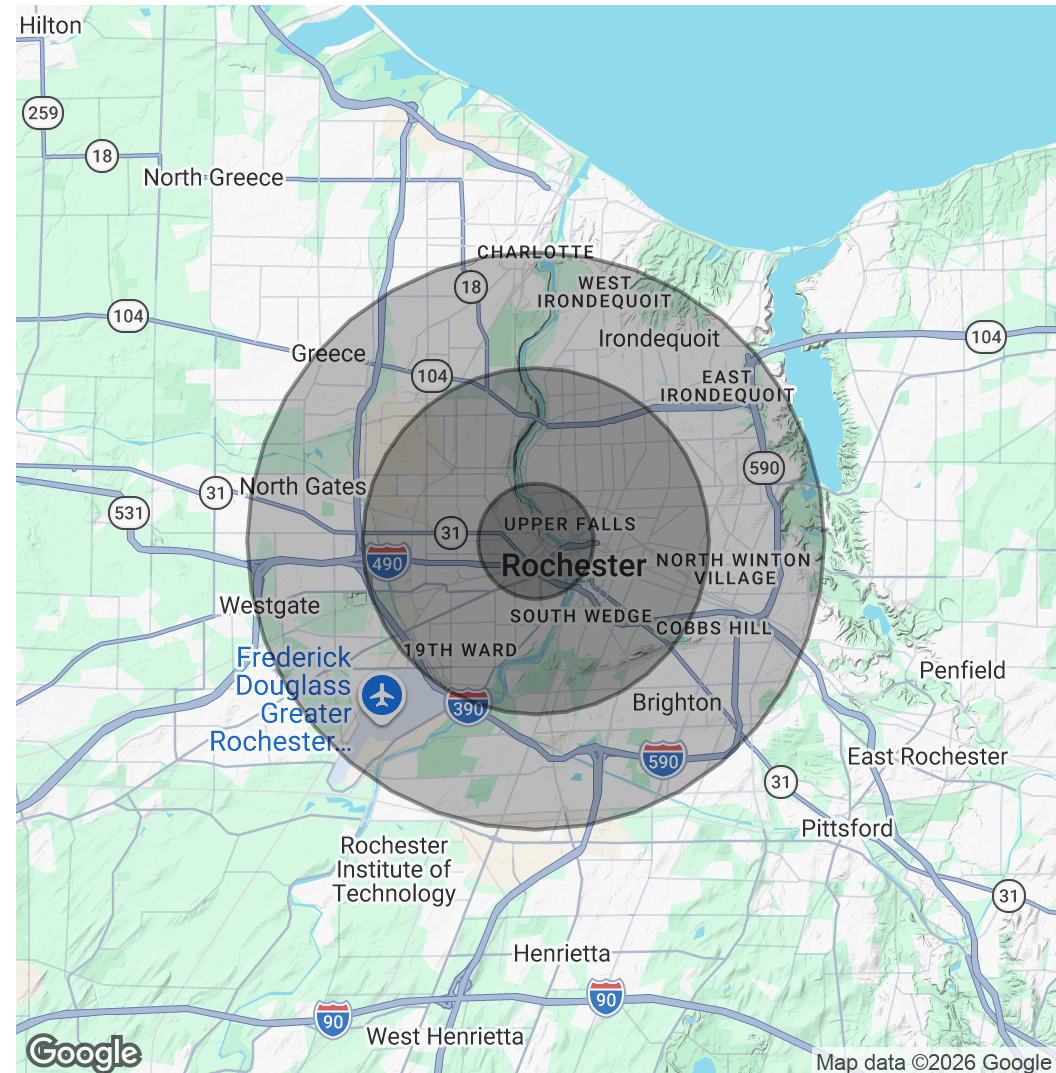
Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,772	187,610	322,329
Average Age	33.1	34.6	37.5
Average Age (Male)	28.9	32.4	35.6
Average Age (Female)	36.4	36.5	39.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,634	81,183	140,277
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$50,772	\$64,457	\$78,785
Average House Value	\$111,816	\$140,256	\$172,299

2023 American Community Survey (ACS)



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Meet the Team

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