

RETAIL PROPERTY FOR SALE

Mixed-Use Commercial Building

1578-1586 East Main
Street, Rochester, NY
14604

PROPOSAL



LAURA WEST

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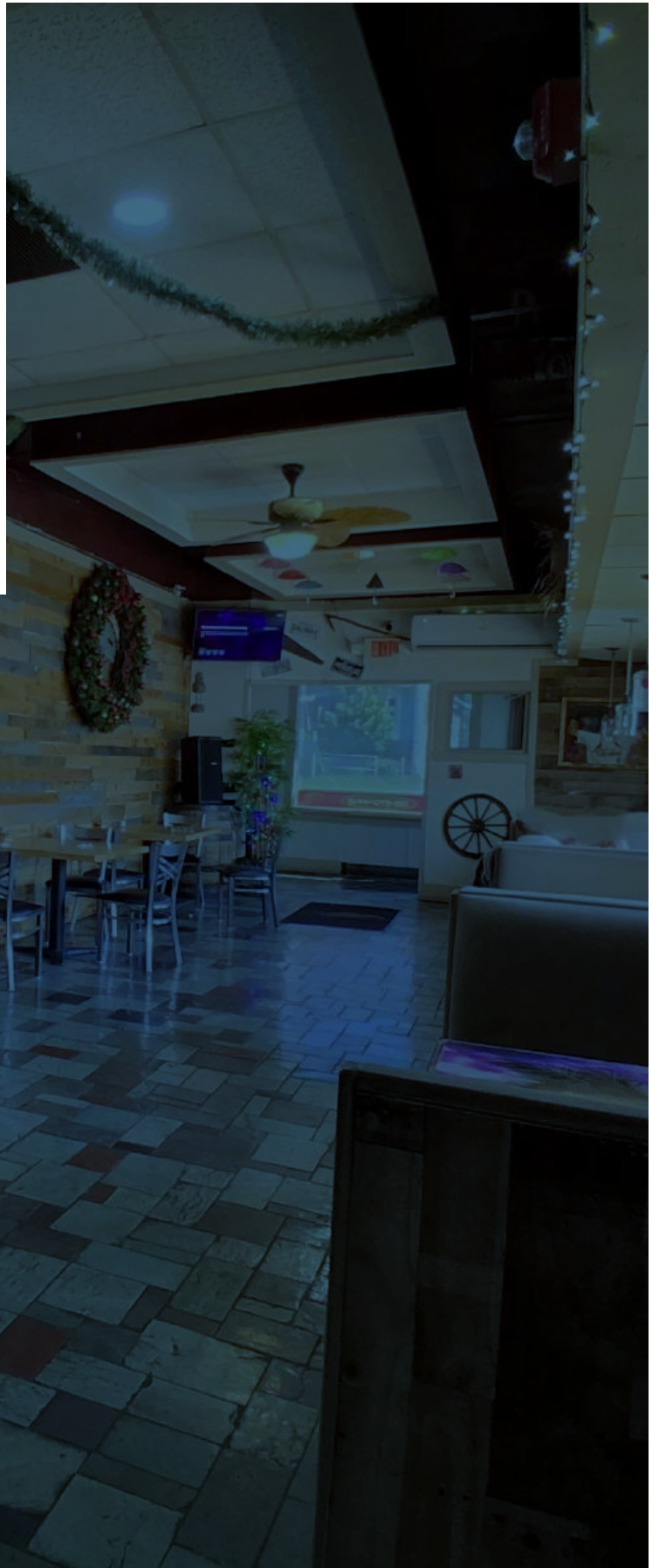
Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Yaman Commercial in compliance with all applicable fair housing and equal opportunity laws.

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Property Information

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PROPERTY SUMMARY

Retail Property For Sale



PROPERTY DESCRIPTION

Strategic mixed-use opportunity on Rochester’s East Main Street. This 5,012 SF commercial building includes a separate paved parking parcel and offers a flexible layout with 2,506 SF on each floor plus 2,100 SF of additional non-contributory space. Built in 1930, the property is currently configured with a full-service restaurant on the first floor and four one-bedroom apartments above, providing immediate rental income and strong value-add potential through renovation.

PROPERTY HIGHLIGHTS

- 5,012 SF mixed-use building with restaurant and apartments
- Separate tax parcel parking lot included in the sale
- First floor restaurant space currently operating with infrastructure in place
- Second floor apartments — four one-bedroom units, two leased and two ready for renovation
- Two apartment units currently rented, with two additional units ready for renovation and lease-up
- 2,100 SF additional space available for storage or repositioning
- Recent roof replacement and strong appeal for investors, owner-users, or redevelopment

OFFERING SUMMARY

Sale Price:	\$499,000
Building Size:	5,012 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	544	2,378	11,532
Total Population	1,726	5,909	24,151
Average HH Income	\$53,441	\$63,715	\$78,576

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LOCATION DESCRIPTION

Situated along Rochester's East Main Street, this property benefits from a well-established corridor with convenient access to local amenities and strong visibility for both residential and commercial use.

PARKING DESCRIPTION

Includes separate tax parcel with large paved parking lot.

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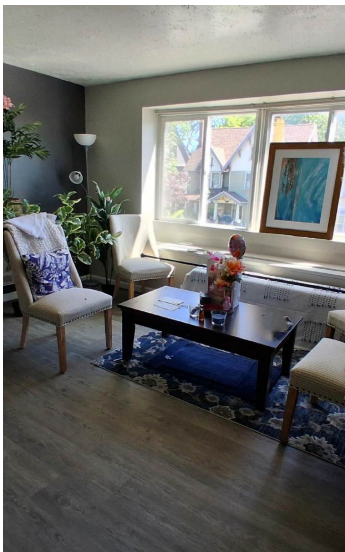
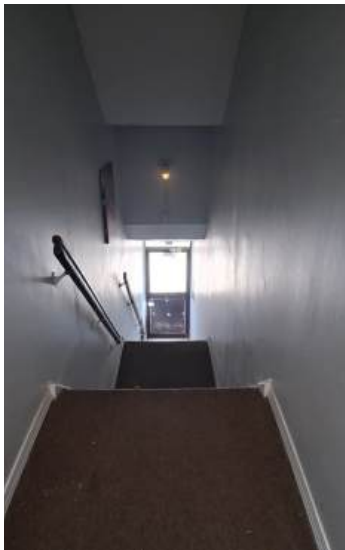
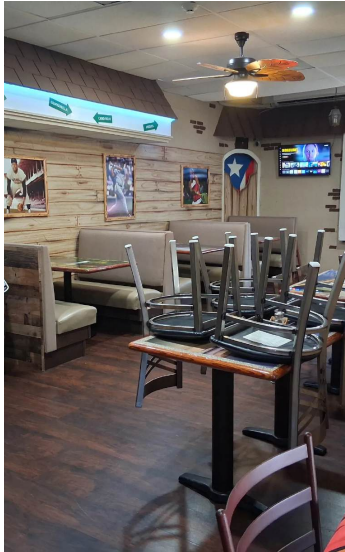
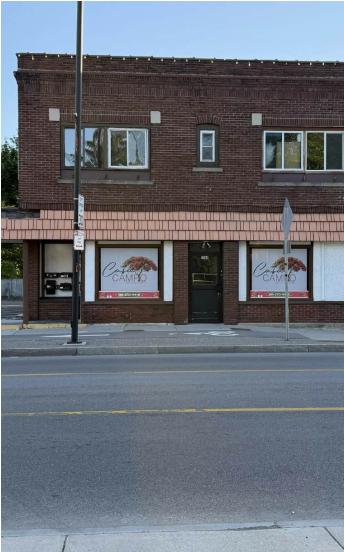
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ADDITIONAL PHOTOS

Retail Property For Sale



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Location Information

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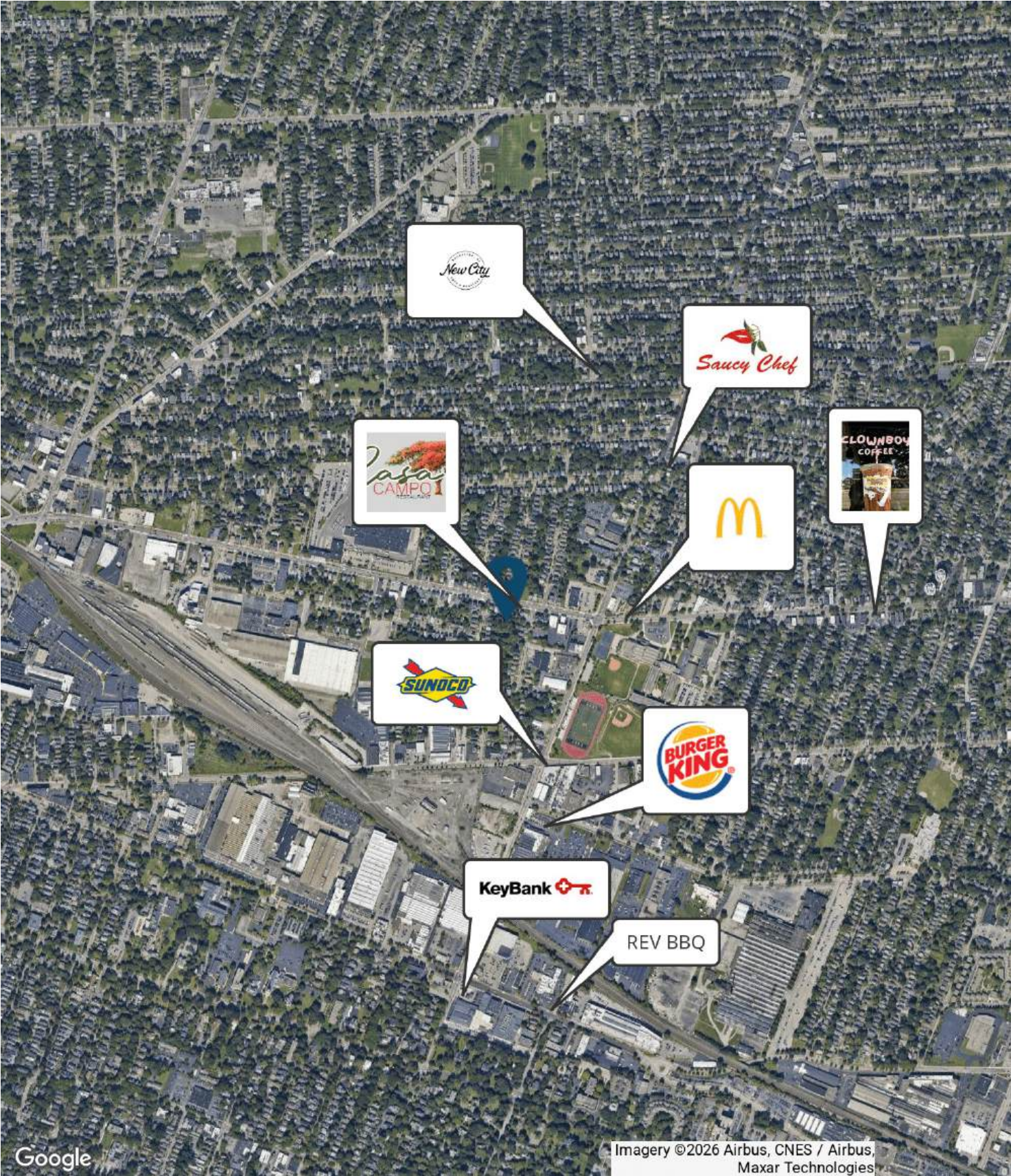
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RETAILER MAP

Retail Property For Sale

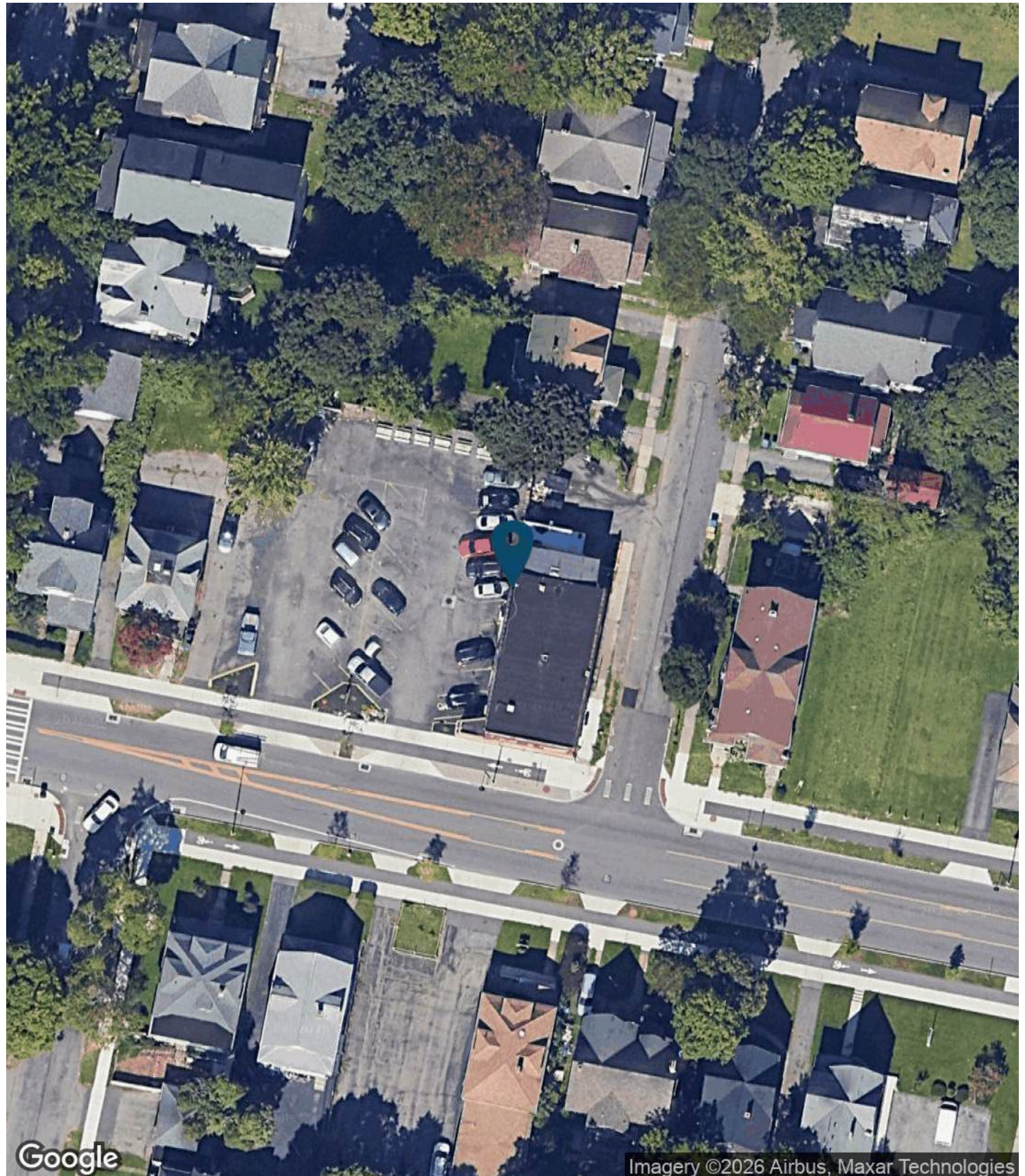


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AERIAL MAP

Retail Property For Sale



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YAMAN
COMMERCIAL

Financial Analysis

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FINANCIAL SUMMARY

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INVESTMENT OVERVIEW

Price	\$499,000
Price per SF	\$100

OPERATING DATA

FINANCING DATA

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Demographics

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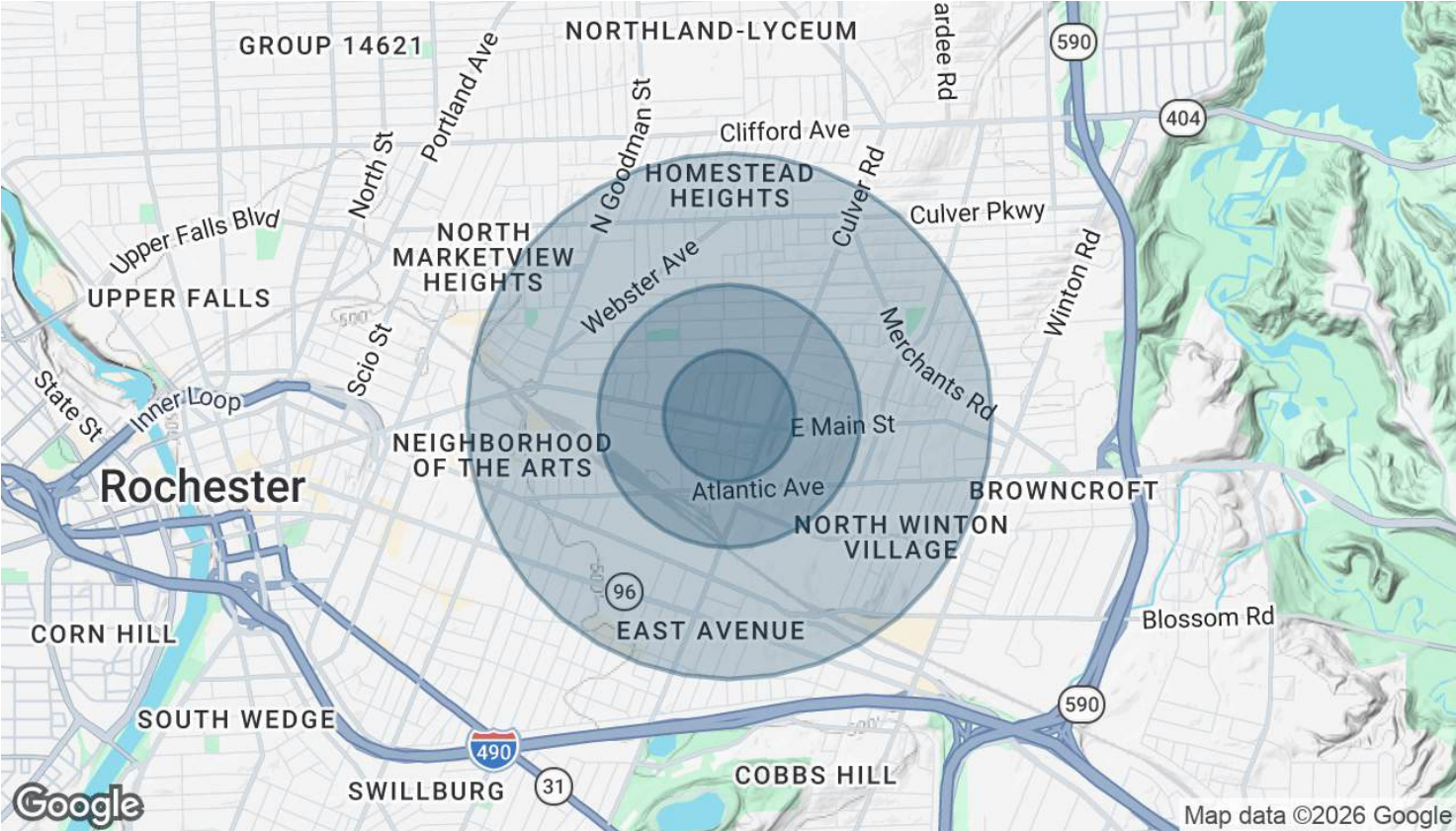
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DEMOGRAPHICS MAP & REPORT

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,726	5,909	24,151
Average Age	24.7	31.9	35.3
Average Age (Male)	24.4	31.6	35.5
Average Age (Female)	28.6	33.7	36.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	544	2,378	11,532
# of Persons per HH	3.2	2.5	2.1
Average HH Income	\$53,441	\$63,715	\$78,576
Average House Value	\$88,785	\$116,088	\$183,394

2023 American Community Survey (ACS)

Advisor Bios

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ADVISOR BIO 1

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PROFESSIONAL BACKGROUND

Meet Laura West, a licensed Commercial Real Estate Salesperson (License #: 10401311514) who brings a refreshingly comprehensive approach to the market. Beyond her expertise in general CRE, office spaces, investment properties, and land transactions, Laura offers a unique blend of insights gained from her experience as a landlord, investor, construction professional, and business owner. With a keen eye for maximizing your return on investment, she guides clients through every step of the process. Her 20 year background in construction translates to valuable, real-world solutions for renovations and rehabs, ensuring efficiency and cost-effectiveness. Known for securing winning deals, Laura's extensive network connects you with the right team for financing, construction, and beyond. Laura's creative flexibility and 'catalyst' nature mean she excels at turning ideas into action, especially in complex situations. As a member and board member of the NYS Commercial Association of Realtors (NYSCAR), she's deeply committed to the industry and her clients' success. Adding to her unique skill set, Laura is also the owner of Serino Liquor Application Services, assisting individuals and businesses throughout New York State with navigating the complexities of obtaining liquor licenses. Whether you're looking for landlord or tenant representation, building lots, or development land, Laura's multifaceted expertise and friendly, professional approach make her an invaluable partner in your real estate journey.

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