



moore corporate real estate

## 61 COMMERCIAL STREET



### **FOR SALE: OWNER-USER INVESTMENT OPPORTUNITY 45,000 SF CLASS 'AR' OFFICE BUILDING**

- **Address:** 61 Commercial Street, Rochester, New York 14614
- **Location:** In the High Falls District off State St. opposite EKC World HQ.
- **Town/County:** City of Rochester, Monroe County
- **Zoning:** CCD-R – Center City Riverfront
- **Tax Account ID:** 106.780-0001-016.000
- **Year Built:** 1880
- **Lot Size:** 0.62 Acres
- **Building Size:** Approximately 45,093 SF
- **Vacant Space:**
  - Total: 25,025 SF
  - 1<sup>st</sup> Floor: 15,000 SF
  - 2<sup>nd</sup> Floor: 10,025 SF
- **Taxes:** \$42,101.25
- **HVAC:** Fully heated and air conditioned
- **Parking:** City of Rochester monthly spaces available in High Falls Garage. Other parking available in surface lots and street meters.
- **Lighting:** Combination of indirect and overhead LED Lighting
- **Windows:** Large thermal pane windows & skylights
- **Building Tenants:** Stantec Engineering Services Company – Expires May, 2028
- **Description:** Former Jillian's Entertainment Center and Trolley Barn masonry/mill style building renovated to Class 'AR' standards.

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