

MIXED USE COMMERCIAL PROPERTY

- ✓ 1920 Sq Ft, 2 Levels plus unfinished basement with plumbing for bathroom
- ✓ Full Bathroom on main level
- ✓ Shoe & Leather Repair Equipment & Supplies may be Included
- ✓ High Traffic Street with ample public on Street Parking



REAL ESTATE FOR SALE



**BERKSHIRE
HATHAWAY**
HomeServices

The Preferred Realty

399 ADAMS STREET, ROCHESTER
ASKING PRICE: \$150,000

A sought-after location with excellent visibility and high foot traffic in Rochester, this building offers so much potential to its next owner. Currently zoned as mixed-use, building possibilities may include a coffee shop, deli, retail store, office space, warehouse, duplex and more. Newer roof and siding installed in approx. the last 4 years. Second floor has potential to be converted into a spacious 1-2 bedroom, 1 bath apartment. Public parking directly to the left of the building makes this a prime business opportunity!



Front Facade



Back of Building



Overhead



Street View

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