



# Commercial Building For Sale

## 1073 N. Clinton Avenue, Rochester NY 14621

13,025 SF COMMERCIAL BUILDING LOCATED AT THE CORNER OF N. CLINTON AVE AND MORRILL STREET IN THE CITY OF ROCHESTER, NY.

- NEW RUBBER MEMBRANE ROOF
- HEAVY POWER
- RENOVATED INTERIOR
- LOADING DOCK
- ACCESS TO BACK OF BUILDING VIA HOLLENBECK STREET
- SMALL VACANT PARCEL AT THE CORNER IS INCLUDED
- APPROX. 9/10 MILE TO ROUTE 104 (EXPRESSWAY)
- ZONED C2 COMMUNITY CENTER DISTRICT

THERE ARE 3 ADDITIONAL CONTINUOUS PARCELS INCLUDED IN THIS SALE.

- 34 HOLLENBECK STREET: 106.22-2-41 (ACCESS TO BACK OF BLDG.)
- 1081 N. CLINTON AVE: 106.22-2-20 (CORNER)
- 1087-1091 N. CLINTON AVE: 106.22-2-19 (CORNER)

*ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF.*

Price: \$495,000

Property Type: Retail / Office / Storage Facility

Building: 13,025 +/- SF

Year Built: 1950

Acreage: 1.40+/- (all 4 parcels combined)

Lot Size: Irregular

Zoning: C2

Tax ID: 106.22-2-21.001



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**James (Jimmy) T. Pappas**  
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