

## For Sale Office Building in Downtown Rochester 51 State Street



- **Address:** 51 State Street, Rochester, NY 14614
- **Location:** Directly across from the newly renovated Holiday Inn
- **City/County:** City of Rochester/Monroe County
- **Zoning:** CCD-R located within an Opportunity Zone
- **Land Area:** 0.06 acres
- **Building Size:** 6,460 Square Feet
- **Sale Price:** \$250,000
- **Additional Info:** This rare development opportunity is located right in the heart of the Four Corners of Center City. Situated within an Opportunity Zone, this gem is perfectly positioned right behind Sister Cities Garage for easy access to parking. With over 17,600 cars passing by daily and unbeatable foot traffic, this treasure is just waiting for an owner occupant or investor with vision to bring it back to its income-producing potential!

Mission Commercial Realty, LLC