

8 N MAIN STREET

8 N Main Street
Pittsford, NY 14534



PROPERTY DESCRIPTION

2,250 SF office/professional services building in excellent condition. The building offers two floors and multiple entrances, as well as off-street parking. The building has the potential to be a multi-tenant building or single tenant. Taxes are \$13,378.77/yr, and Insurance is \$1,021.63/yr. The Village of Pittsford is a Historic Preservation District allowing for tax credits when doing repairs to the building.

LOCATION DESCRIPTION

Located in the center of the idyllic Village of Pittsford, this building is in a highly walkable area with sidewalks, street parking, and off-street parking and is surrounded by numerous local restaurants, businesses, and retail shops. Pittsford is a suburb in the southeastern region of the Rochester MSA, less than 15 minutes from downtown Rochester. Residents frequently bike or walk with their families to and from the Village, which is situated along the Erie Canal Heritage Trail, to enjoy the various nearby businesses and eateries.

PROPERTY HIGHLIGHTS

- Off street parking
- Building is in excellent condition
- Historic Preservation District—Tax Credits available
- Incredible demographics in surrounding community
- Walkable neighborhood
- TAX: \$13,378.77
- INS: \$1,021.63
- View on Matterport: <https://my.matterport.com/show/?m=Lruq7G2LKx5>

OFFERING SUMMARY

Sale Price:	\$750,000
Lot Size:	0.11 Acres
Building Size:	2,250 SF



Brian Donovan
716.998.2943 | brian@donovanres.com
460 East Ave, Rochester, NY 14607
www.donovanres.com
NY #10491202934



8 N MAIN STREET

8 N Main Street
Pittsford, NY 14534



Brian Donovan
716.998.2943 | brian@donovanres.com
460 East Ave, Rochester, NY 14607
www.donovanres.com
NY #10491202934



8 N MAIN STREET

8 N Main Street
Pittsford, NY 14534



Brian Donovan
716.998.2943 | brian@donovanres.com
460 East Ave, Rochester, NY 14607
www.donovanres.com
NY #10491202934



8 N MAIN STREET

8 N Main Street
Pittsford, NY 14534



Brian Donovan
716.998.2943 | brian@donovanres.com
460 East Ave, Rochester, NY 14607
www.donovanres.com
NY #10491202934



8 N MAIN STREET

8 N Main Street
Pittsford, NY 14534



Brian Donovan
716.998.2943 | brian@donovanres.com
460 East Ave, Rochester, NY 14607
www.donovanres.com
NY #10491202934



8 N MAIN STREET

8 N Main Street
Pittsford, NY 14534



Brian Donovan
716.998.2943 | brian@donovanres.com
460 East Ave, Rochester, NY 14607
www.donovanres.com
NY #10491202934

