

FOR SALE

3,728 ± SF MULTIFAMILY OPPORTUNITY | HOLLEY, NY

EXCLUSIVE CONTACT

Lindsey Latorre

Real Estate Salesperson

(585) 770-8509

llatorre@pyramidbrokerage.com

370 Woodcliff Drive, Suite 210

Fairport, New York 14450

+1 585 248 9426

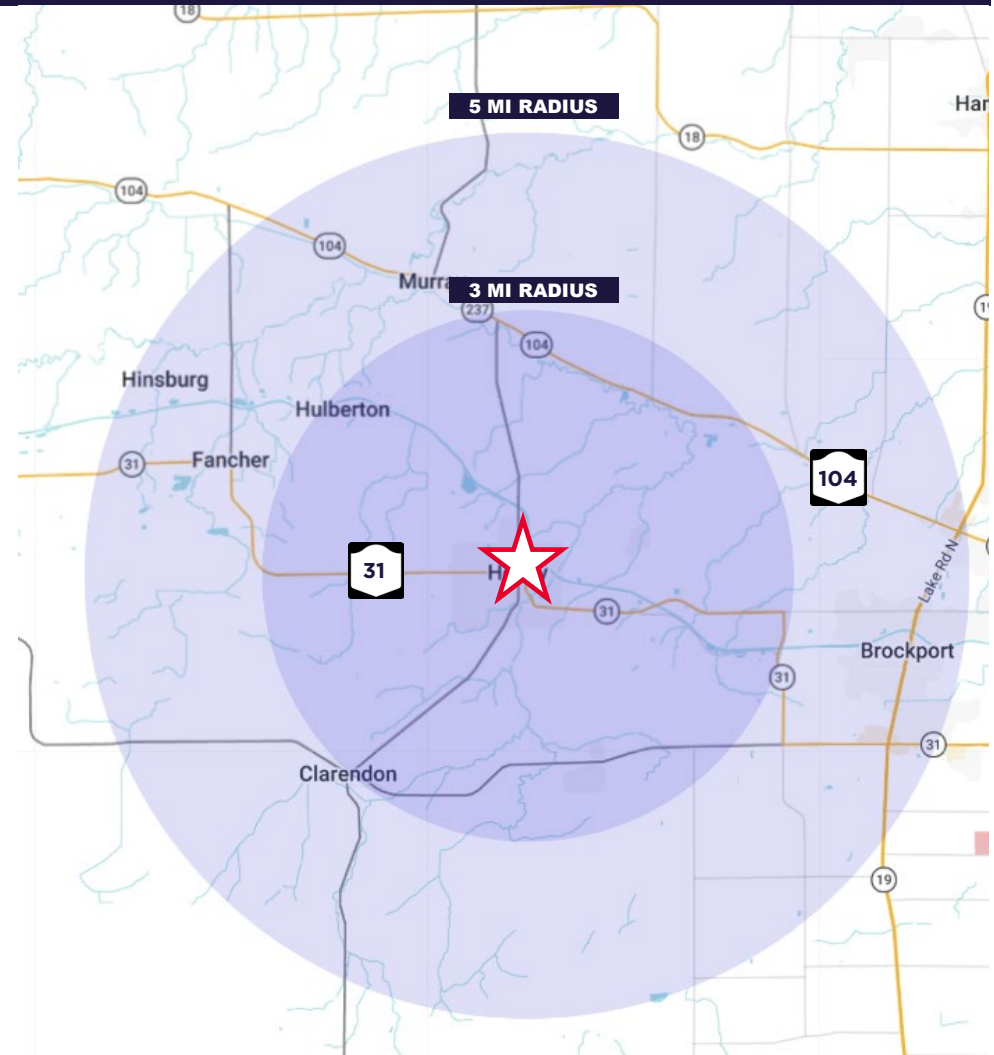
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HISTORIC OPPORTUNITY

Property Highlights

- Iconic 1880 brick and stone construction with clock tower, a landmark presence in The Village of Holley
- 6-unit multifamily property situated in the heart of The Village of Holley on Route 31
- 10-car on site parking
- Month-to-month leases presenting immediate upside potential
- 5 two-bedroom units and 1 one-bedroom unit
- Kitchens updated within the last 5 years; Roof, entry door, and all windows replaced within the last 10 years
- Situated at the intersection of White Street and Route 31

| Trade Area Demographics | 3 Miles | 5 Miles |
|-------------------------|----------|----------|
| Population | 6,249 | 19,465 |
| Households | 9,659 | 22,923 |
| Median H.H. Income | \$65,739 | \$62,253 |
| Median Age | 43.4 | 35.7 |
| Daytime Population | 4,520 | 18,538 |
| Source: | | ESRI |



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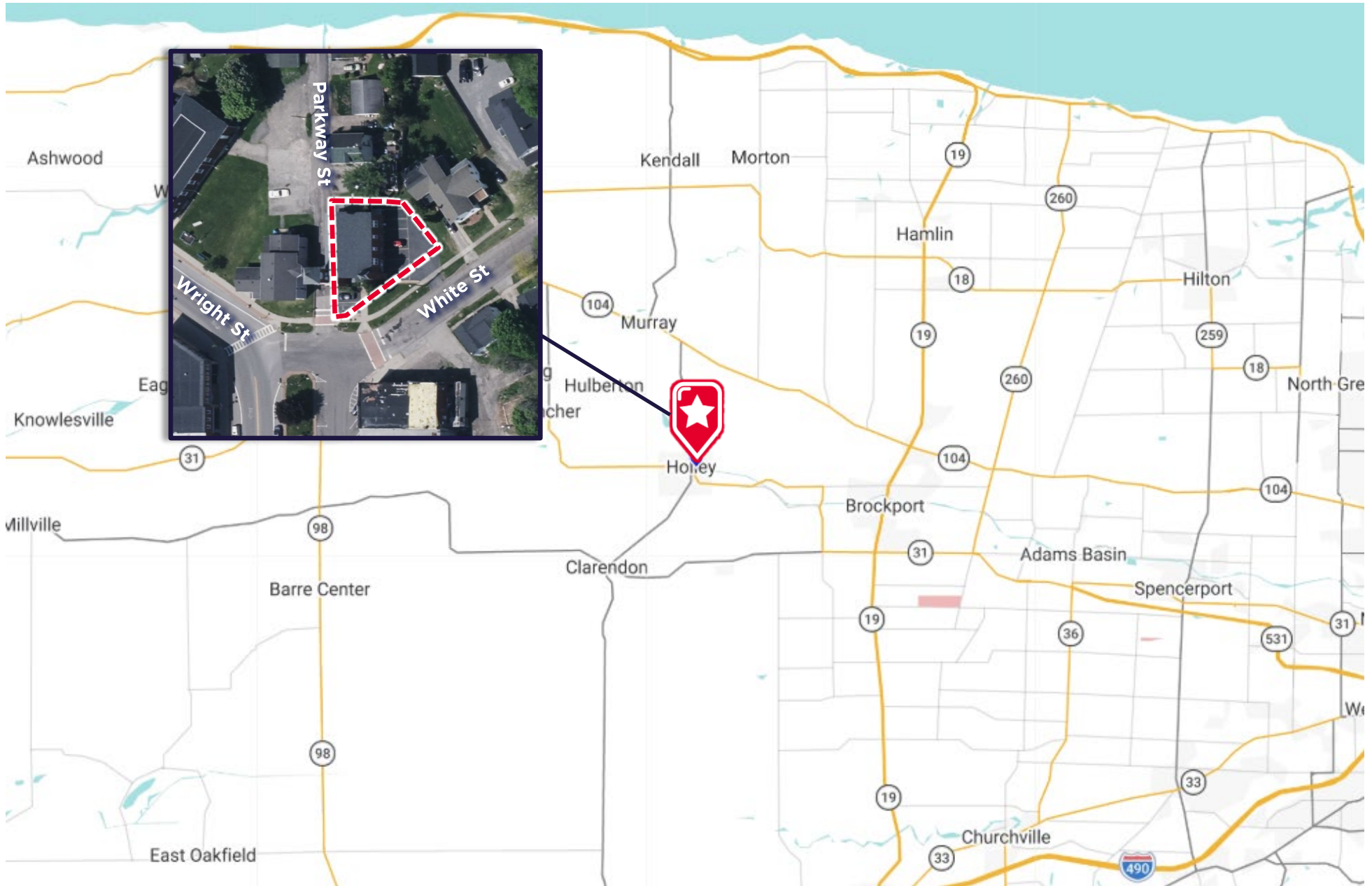
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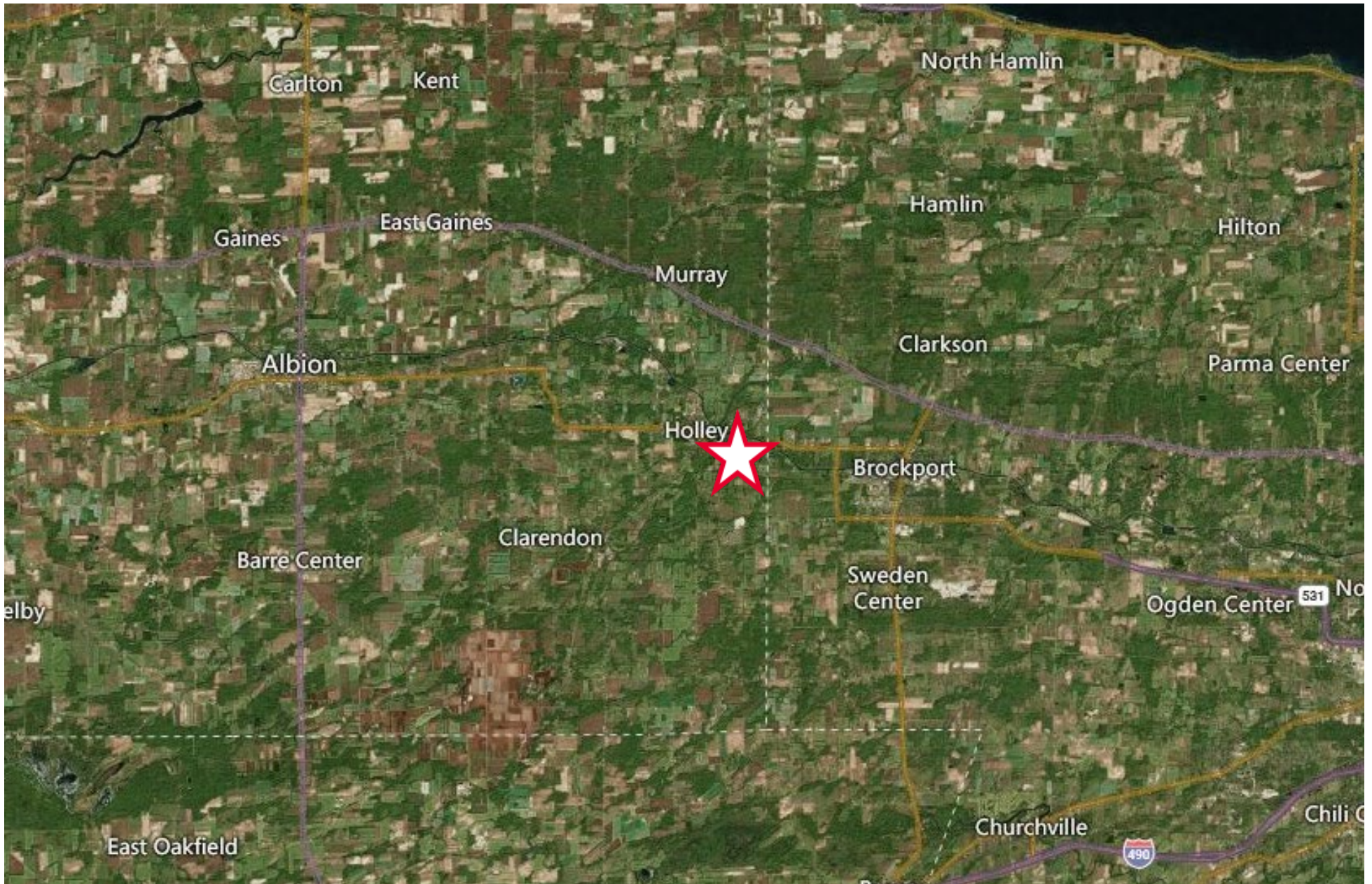
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Holley NY

Holley is a small village community within the Town of Murray in Orleans County, situated along the Route 31 corridor approximately 30 miles west of Rochester. The area serves a close-knit residential base drawn to its rural character, Erie Canal heritage, and affordable cost of living. With Route 31 as the primary commercial spine, the market benefits from steady local traffic and regional pass-through activity connecting Rochester to Niagara County. The community provides opportunity for essential service, convenience, and necessity-based tenants looking to establish a presence in an underserved small-town market.

Rochester NY

Located in upstate New York, Rochester is a vibrant city known for its rich history and educational institutions. Nestled along the southern shore of Lake Ontario, it enjoys a strategic position in the Great Lakes region. The city is renowned for its strong focus on education, home to prestigious institutions such as the University of Rochester and the Rochester Institute of Technology. Rochester is recognized as the birthplace of key industries like photography and optics, and it continues to thrive as a hub of innovation and learning in the northeastern United States.