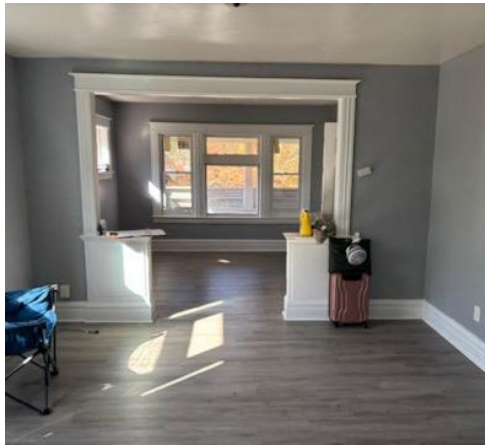
CUSHMAN & WAKEFIELD | Pyramid Brokerage Company

City Residential Portfolio
Rochester, NY










354 Bay St | **40-42 Lincoln St** | **15 Fulton Ave** | **161 Shelter St**

FOR SALE

TWO-FAMILY PORTFOLIO | 4 PROPERTIES | 8 UNITS

EXCLUSIVE CONTACTS

John R. Rogers
Real Estate Salesperson
+1 585 248 9426 ext. 332
jrogers@pyramidbrokerage.com

250 Willowbrook Office Park
Fairport, New York 14450
+1 585 248 9426
pyramidbrokerage.com

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OFFERING SUMMARY

Four two-family homes offered as a package only: 8 units, 17 bedrooms, and ±8,976 SF of living area. Six of eight units are leased, including 5-year and 8+ year tenants, with two units available November 1. Properties are lead-registered, up to date, and have natural gas heat.

16 Shelter Street | Two-Family

- ±2,244 SF, 2 stories, built 1924, 39' x 174.31' lot
- 2BR/1BA partially leased to Aug. 2027; 2nd floor currently vacant
- Partial basement, hot water/steam heat, 1-car garage, porch

40-42 Lincoln Street | Two-Family

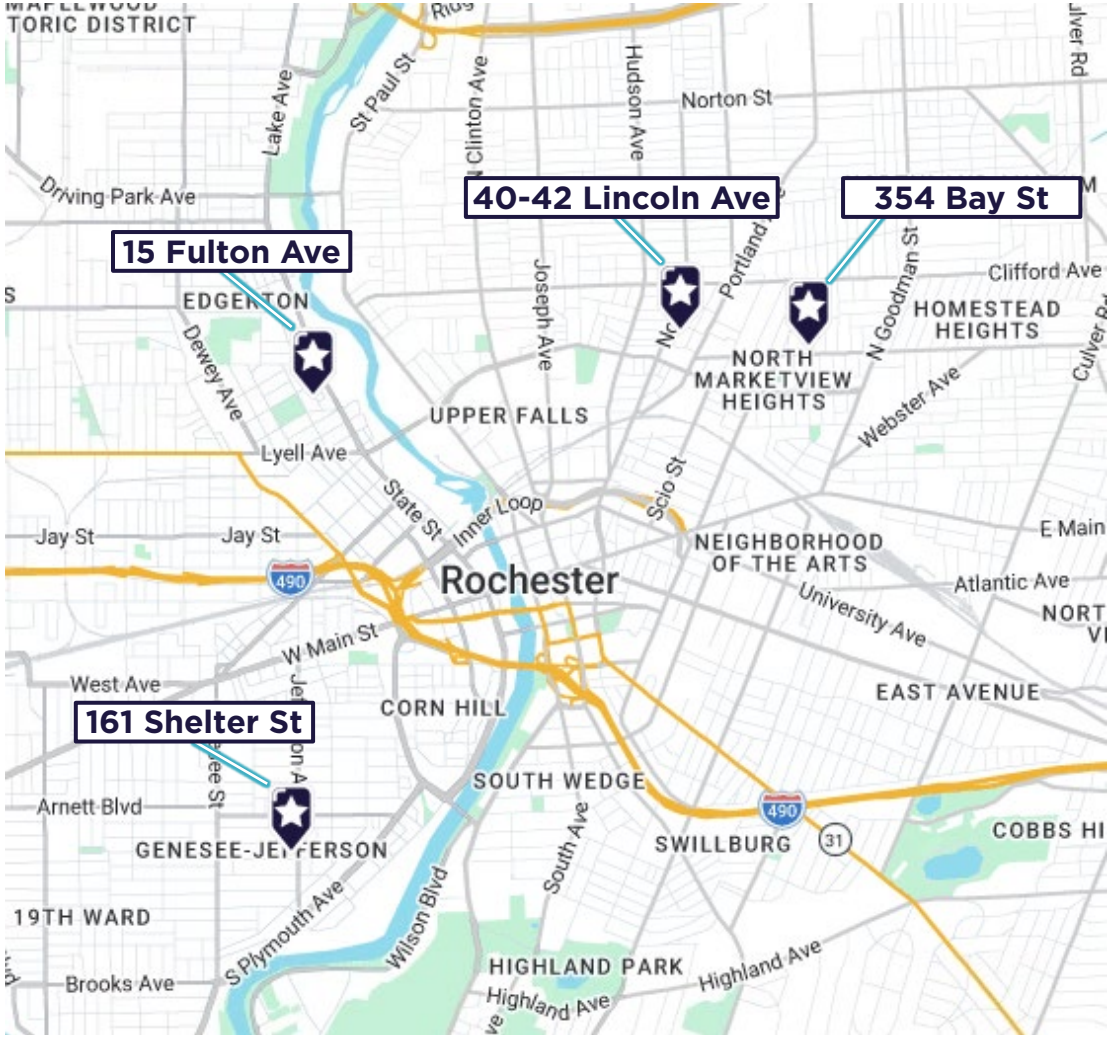
- ±2,350 SF, 2.5 stories, built 1912, 42' x 110.55' lot
- Two 2BR/1BA units, both leased to Oct. 2027
- Full basement, hot air heat, 2-car garage, two covered porches

354 Bay Street | Two-Family

- ±2,106 SF, 2.5 stories, built 1915, 51.5' x 130.15' lot
- 3BR/1BA, 5-year tenant; renovated 2BR/1BA available Nov. 1
- Full basement, hot air heat, two covered porches

15 Fulton Avenue | Two-Family

- ±2,168 SF, 2 stories, built 1900, 29.34' x 132.27' lot
- 3BR/1BA leased to Oct. 2027; 1BR/1BA, 8+ year tenant
- Full basement, hot air heat, 1-car garage, enclosed porch



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