

The Edwards Building



34 St. Paul Street, Rochester, New York

This property is being offered along with 150 E. Main Street for sealed bid auction by Monroe County Real Property Services. The property is located on the east side of St. Paul immediately north of Division Street and less than 200' from the intersection with E. Main Street. The site is an L-shaped parcel of 0.35 acres with the longest portion of frontage on Division Street. The building was built as a department store in 1908 and was listed on the State and National Registers of Historic Places in 1984. A later renovation added a multi-story bridge over Division Street that connects this building to the Gateway Center building on E. Main. This building contains 134,000 sq. ft. on seven stories. There is a full basement, a rubberized roof with tar and gravel cover, three elevators, two freight elevators, two staircases, and two receiving areas. Most of the windows have been updated to aluminum framed thermopanes. There are men's and ladies rooms and kitchenettes on each floor. There is a large cafeteria and commercial kitchen on the third floor. There is a fourth floor former computer room with raised floor. Basement gas-fired hot water boilers and chiller systems provide heat and air conditioning throughout the entire building. There is 100% sprinkler coverage. The tax map no. is 121.23-2-2 and it is assessed for \$1,600,000. It is zoned Center City District – CCD. The most recent use of the property was as an office building.

Disclaimer: The information contained herein is taken from sources deemed reliable but we do not guarantee the accuracy of such information.

