

196 Driving Park
Rochester, NY 14613
Offered at \$399,900



Contact



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Description



196 Driving Park, Rochester NY

- 4 One-Bedrooms
- 4 Studios
- *Separate Utilities:*
 - *Forced hot air (individual furnaces)*
 - *Separate breakers*
 - *Individual hot water tanks*



Description



- *All-brick building*
- *Large lot*
- *Tear-off roof (2024)*
- *C of O valid through 1/22/2028*
- *Vacant units will be rent-ready*



Description



Current Rents:

- 1BR – \$980 (Eviction in process)
- 1BR – \$700
- 1BR – \$700
- 5 Units VACANT → ready to lease

Expenses:

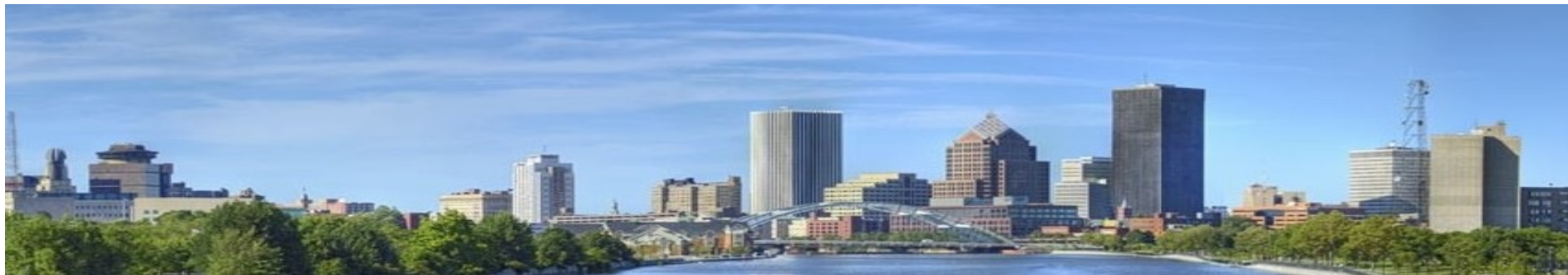
- Taxes: \$6,638
- Insurance: \$2,812
- Trash: \$1,400



Pictures



Link to more [Pictures](#)



Location Links



Please click each link for more information:

[Location](#)

[Neighborhood Information](#)

[Rochester NY](#)

[Rochester Brag Book](#)



County Demographics



Monroe County is made up of 19 towns, 10 villages and the city of Rochester, with a combined population of about 750,000 residents over 657 square miles.

There are about 340,000 total housing units, of which 122,000 are tenant occupied. From its early agricultural start, Monroe County has developed into a modern center for High Technology, Education and Medicine.

[Demographic Link](#)



Educational



Some of the Colleges and Universities within Monroe County

- Nazareth College
- Roberts Wesleyan College
- Rochester Institute of Technology
- Saint John Fisher College
- State University of New York at Brockport
- University of Rochester
- Monroe Community



Area schools represent total enrollment of approximately **75,000** students and confer approximately **18,000** degrees annually. [Data Link](#)



Employment



Employer

Employees

University of Rochester

31,000

Rochester Regional Health

17,000

Wegman's Food Markets

15,000

Paychex

4,500

Rochester Institute of Technology

4,100

L3 Harris

3,800

Source: Greater Rochester Enterprise: [Rochester Top 100](#)



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