



321-331 DRIVING PARK

EXCEPTIONAL INVESTMENT OPPORTUNITY



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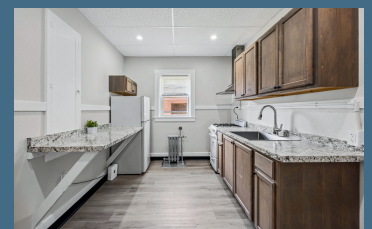
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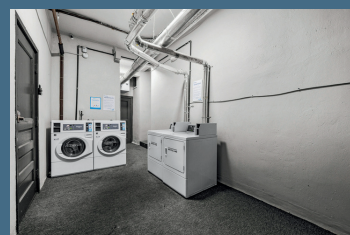
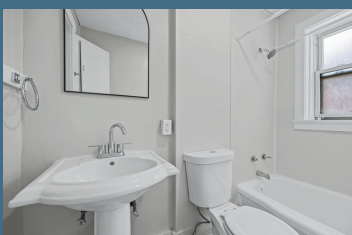
17 UNIT MIXED USE PROPERTY



Exceptional investment opportunity in Rochester's historic Edgerton neighborhood! This well-maintained 17-unit mixed-use property features **14 residential apartments—10 one-bedroom units and 4 studios—plus 3 commercial storefronts**, delivering a strong **9.06% cap rate**.



The building showcases tremendous character and charm, with gleaming hardwood floors, vinyl windows, and bright, airy apartments. **Electric and cooking gas are separately metered**, helping keep operating expenses manageable. On-site laundry is professionally leased and serviced under contract, while **14 basement storage units offer additional potential revenue**.





Ownership has continued to invest in the property with numerous recent capital improvements, including a **new GACO roof (2024)**, **Bradford White hot water tank under warranty (2026)**, **new laundry equipment (2025)**, **keyless entry system (2025)**, **LED lighting throughout common areas, exterior and Store 2 (2026)**, and an **Arlo camera system (2025)**.



A **brand-new Certificate of Occupancy** will be provided at closing, offering investors added confidence in this stabilized asset. With a strong unit mix, multiple income streams, recent improvements, and a compelling cap rate, **321-331 Driving Park Avenue** presents an opportunity to acquire a substantial multi-family/mixed-use asset in the Rochester market.

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INCOME

Unit	Beds	Baths	Monthly Rent	Lease End	Other:
101	1	1	\$975.00		Signing expected by 8/15
102	1	1	\$895.00	Mo-Mo	
201	1	1	\$1,296.00	Mo-Mo	
202	Studio	1	\$795.00	5/31/2027	
203	1	1	\$950.00	5/31/2027	
204	Studio	1	\$765.00	7/31/2027	
205	1	1	\$725.00	8/31/2026	Moving end of August. New tenant in place at projected rent of \$950.00
206	1	1	\$800.00	3/31/2027	
301	1	1	\$795.00	Mo-Mo	
302	Studio	1	\$785.00	6/30/2027	
303	1	1	\$789.00	6/30/2027	
304	Studio	1	\$825.00	8/31/2027	
305	1	1	\$825.00	Mo-Mo	Expected to move by end of September. Projected rent \$950.00
306	1	1	\$825.00	4/30/2027	
Store 1 (LA Nails)		1	\$785.00	8/30/2028	Auto increase to \$845.00 on 8/1/2027
Store 2 (The Culture Room)		1	\$785.00	12/31/2028	Auto increase to \$825.00 on 1/1/2027
Store 3 (Spiritual Botanic)		1	\$785.00	12/31/2028	Auto increase to \$825.00 on 1/1/2027
Laundry			\$250.00		Terms TBD
Basement Storage					Terms TBD

Gross Monthly Income

\$14,650.00

Gross Annual Income

\$175,800.00

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EXPENSES

EXPENSES	
City Tax	\$10,174.45
County Tax	\$5,090.66
Insurance	\$5,100.00
RG&E	\$13,500.00
Refuse	\$3,600.00
Water & Sewer	\$2,500.00
Property Management	\$0.00
Repairs (incl. cleaning)	\$17,500.00
WiFi	\$600.00
Total Annual Expenses	\$58,065.11
NET OPERATING INCOME	\$117,734.89
Cap Rate	9.06%
PURCHASE PRICE	\$1,300,000.00



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