



# 321-331 DRIVING PARK

EXCEPTIONAL INVESTMENT OPPORTUNITY



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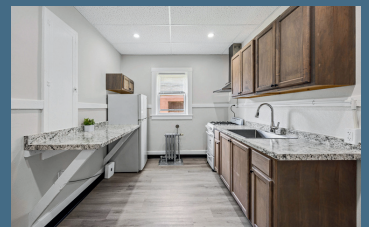
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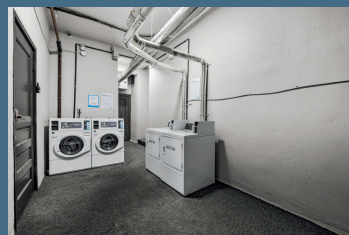
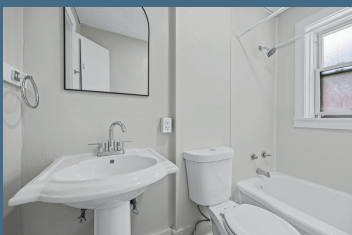
# 17 UNIT MIXED USE PROPERTY



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 **9.93% 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.

# 321-331 DRIVING PARK

## INCOME

| Unit                           | Beds   | Baths | Monthly Rent | Lease End  | Other:                                                           |
|--------------------------------|--------|-------|--------------|------------|------------------------------------------------------------------|
| 101                            | 1      | 1     | \$1,150.00   | Mo-Mo      | Move in 9/15/2026                                                |
| 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     | \$900.00     | 8/31/2026  | Move in 9/4/2026                                                 |
| 206                            | 1      | 1     | \$800.00     | 3/31/2027  |                                                                  |
| 301                            | 1      | 1     | \$800.00     | 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     | \$895.00     | Mo-Mo      | Expected to move by end of September.<br>Projected rent \$950.00 |
| 306                            | 1      | 1     | \$825.00     | 4/30/2027  |                                                                  |
| Store 1<br>(LA Nails)          |        | 1     | \$785.00     | 8/30/2028  | Auto increase to \$845.00 on 8/1/2027                            |
| Store 2<br>(The Culture Room)  |        | 1     | \$785.00     | 12/31/2028 | Auto increase to \$825.00 on 1/1/2027                            |
| Store 3<br>(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                                                        |
| Late Fees Mo Average           |        |       | \$75.00      |            |                                                                  |

**Gross Monthly Income**

**\$15,150.00**

**Gross Annual Income**

**\$181,800.00**

# 321-331 DRIVING PARK

## EXPENSES

| EXPENSES                    |                       |
|-----------------------------|-----------------------|
| City Tax                    | \$10,174.45           |
| County Tax                  | \$5,090.66            |
| Insurance                   | \$5,100.00            |
| RG&E                        | \$13,500.00           |
| Refuse                      | \$1,200.00            |
| Water & Sewer               | \$2,400.00            |
| Marketing                   | \$150.00              |
| Repairs (incl. cleaning)    | \$14,500.00           |
| WiFi                        | \$600.00              |
| Total Annual Expenses       | \$52,715.11           |
|                             |                       |
| <b>NET OPERATING INCOME</b> | <b>\$129,084.89</b>   |
|                             |                       |
| Cap Rate                    | 9.93%                 |
| <b>PURCHASE PRICE</b>       | <b>\$1,300,000.00</b> |



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