

1342 Dewey Avenue
Rochester, NY 14613
Offered at \$399,900 (As Is)



Contact



Mark J. Palazzo

*Managing Broker,
Rich Realty*

3400 Monroe Ave, Suite 286

Rochester, NY 14618

Phone: 585-259-4050

email: mark@TheRichGroup.com

Web: www.TheRichGroup.com



CIREC

**Commercial & Investment
Real Estate Certified**



POWERBROKER™ AWARD

Description



1342 Dewey Avenue, Rochester NY

- Strong opportunity to acquire a 10-unit multifamily property
- Renovations still need to be completed by buyer after closing
- This asset consists of 8 one-bedroom units and 2 basement studio
- "AS IS" Sale
- C of O transfers to new buyer and expires November 2027.
- Cash buyers or buyers with a strong bank term sheet
- No Wholesalers please



Description



- *Separate electric and cooking gas; Heat and hot water included*
- *Replacement windows and new exterior doors;*
- *Steam boiler (2010)*
- *Security camera system included*
- *Most remediation completed from minor neighboring fire impact.*
- *Flat torch-down roof currently being freshly silver-coated*
- *1346 Dewey Ave included (separate parcel) – parking lot with existing garage (must be demolished)*
- *Proven value-add without full renovation scope*



Description



Expenses before the fire next door:

City tax: \$5,056

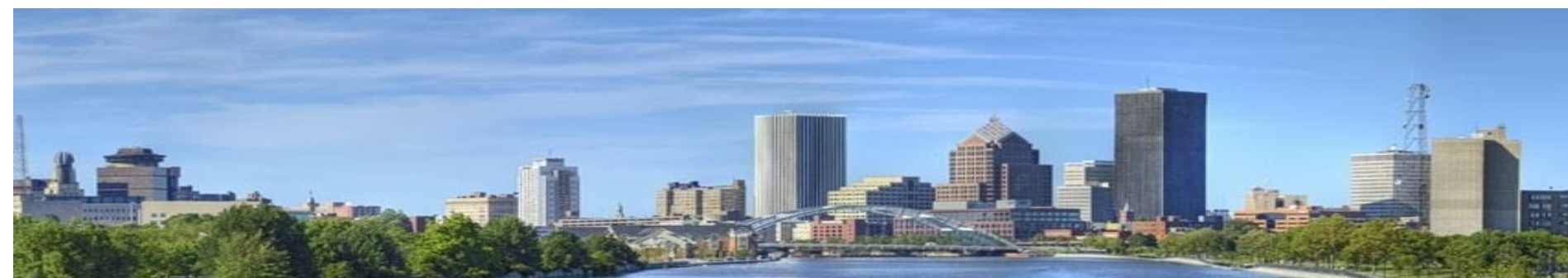
County tax \$2,424

Insurance \$6,234

House meter utilities \$6,000

Refuse \$2,000

Cash buyers only or buyers with a bank term sheet from a bank willing to finance a vacant building in need of some renovations.



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](#)



Disclaimer



This is a marketing communication. All information regarding the property for sale is from sources believed to be reliable. The information is for illustrative purposes only and all potential purchasers are recommended to make a thorough investigation to authenticate all information to their own satisfaction. Mortgage assumptions used are believed to be reasonable but final terms will be based on investor credit worthiness. Rich Realty makes no representations as to the accuracy of this brochure. Rich Realty is acting as an Agent of the Seller. If you have a brokerage relationship with another agency, this is not intended as a solicitation.

