

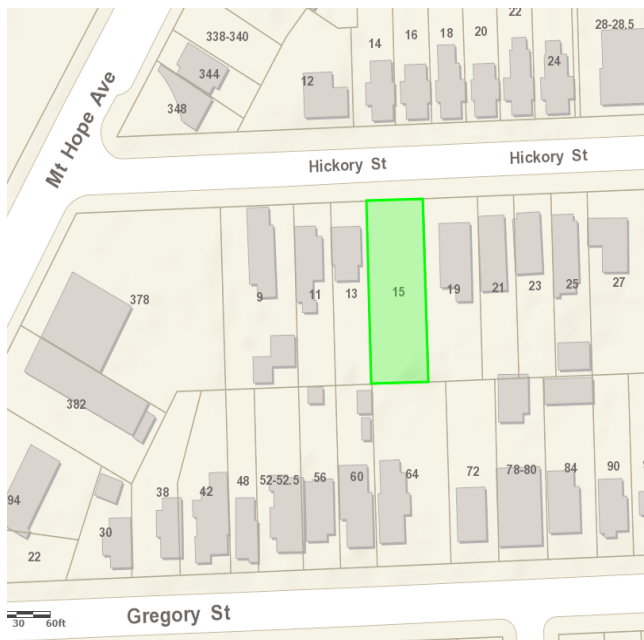


City of Rochester

Division of Real Estate; 30 Church St, Room 125-B, Rochester, NY 14614

RFP (Request for Proposal) Submission Deadline: 02/21/2025

15 Hickory St



- Legal Use: (one or two family)
- Zoning: R-2 (medium density residential)
- Lot Dimensions: 51' front x 150' depth
- Lot Size: 7650 SF (0.18 Acres)
- Showing: **At Will (Vacant Lot)**
- Price: **\$42,000**
- Single Family homes must be built to a minimum size of 1375 SF (within 10% of the median single family home size in the South Wedge market area).
- SFR must have at least 1 and ½ bathrooms and minimum of 2 bedrooms.
- A Duplex must be a minimum of 1000 SF living area per unit and 2 bedrooms per unit.
- Front Porch is required for each unit.
- Garages and fully excavated basements are optional, but they will be given additional consideration in grading the proposals.
- **5 YEAR OWNER OCCUPANCY REQUIRED**

TERMS & CONDITIONS

The City of Rochester is seeking responses from qualified owner occupant bidders for the purchase and development of a vacant residential lot at 15 Hickory St. The deadline to submit your application is Friday, **February 21, 2025 at 4:00 p.m.** at the office of the Division of Real Estate, Room 125B, City Hall, 30 Church Street. Application forms and complete terms & conditions are available at the Division of Real Estate or online at www.cityofrochester.gov/RE

All structures must be planned and designed in compliance with the City's building code and zoning ordinances (Variances are possible within reason). Please inquire at the City's Zoning Office, City Hall Room 121B to determine feasible uses.

Please Note:

- All sales are subject to City of Rochester council approval and the City reserves the right to withdraw from sale any and all of the properties made available through this public offering.
- There are no income requirements for participation.
- At the time of the auction, potential bidders cannot have any code violations or delinquent taxes on property owned within the City or any foreclosures in the city within 5 years.
- Buyers must not be considered a prohibited purchaser by the City of Rochester Division of Real Estate.
- A \$1,000 deposit is required upon submission of the proposal. Non-Selected bidders will be refunded 3-6 weeks after the selection process is concluded
- Tax exempt organizations must waive their tax exempt status until the City of Rochester conveys title.
- For a complete list of the Terms & Conditions and additional rights reserved by the City of Rochester all prospective purchasers are directed to download and print the document at www.cityofrochester.gov/RE. The terms and conditions of this program are binding on all participants. Failure to comply with any and all terms and conditions may result in the cancellation of the sale. The City of Rochester will not waive any of the requirements of the program and the purchaser is solely responsible to adhere to these conditions.
- The City of Rochester has a right to refuse any and all applications that are not complete.
- The Sale requires a reverter clause. Developer will have 12 months after city council approval and closing to finish construction and receive a certificate of occupancy, or the city reserves the right to take back the property. Extensions will be considered if progress is being made toward completion.



City of Rochester 428-6951

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