



Request For Proposal Sale (RFP)
City of Rochester
Proposals Due: October 30, 2020



The City of Rochester is currently seeking development proposals for the following properties:



492-498 Lyell Avenue

- **Legal Use:** 1st Fl. – Retail-Office / 2nd Fl. Apartments
- **Zoning:** C-1; Neighborhood Center
- **Price:** \$50,000
- **Includes** 490-490.5 Lyell Ave –Paved Lot
- **Showing Schedule:**
Sept. 30th 9:30 am – 10:30 am
Oct. 2th 2:00 pm – 3:00 pm

TERMS & CONDITIONS

The City of Rochester will accept development proposals until Friday, October 30, at 4:00 p.m. at the office of the Division of Real Estate, Room 125B, City Hall, 30 Church Street. Proposal packages are available at the Division of Real Estate or online <http://www.cityofrochester.gov/realestate/>. Prices listed are not negotiable.

All bidders must submit their proposals on forms provided by the Division of Real Estate and must include a \$1,000 refundable deposit in the form of cash, or cashier's check made payable to the City of Rochester. The successful bidder will return all signed copies of the purchase offer within five (5) days of written notification of the acceptance of proposal and pay the balance of the purchase price and all associated fees at closing.

All structures must be rehabilitated in compliance with the City's building code and zoning ordinances. 490-490.5 Lyell is an 8 car parking lot that must be legalized. As a result of being vacant for more than one year, some structures may have their legal use re-established. Please inquire at the City's Zoning Office, City Hall, Room 121B to determine feasible uses. Commercial uses within residential districts may require special zoning approval processes, including but not limited to a public hearing. Entities with non-taxable status must waive status for 5 years.