

SPECIAL PURPOSE FOR SALE

299-311 MAIN ST

299-311 Main St, Dansville, NY 14437-9798



OFFERING SUMMARY

SALE PRICE:	\$1,600,000
NUMBER OF UNITS:	3
CAP RATE:	11.84%
NOI:	\$189,443
LOT SIZE:	5.306 Acres
BUILDING SIZE:	29,739
ZONING:	LR
MARKET:	Greater Rochester
SUBMARKET:	Dansville
PRICE / SF:	\$53.80

PROPERTY OVERVIEW

Amazing Investment Property New to The Market! Fully occupied investment package for sale. Long term and well-established tenants provide stability and limited risk for any buyer. New York State has been a tenant for over 30 years with a renewed lease, Rochester General has been there since 2015. Close to major highways, well-established local location and plenty of flexibility to use this property. Less than a mile off interstate and lot frontage on the main route in town makes this a very desirable location. This 3 Parcel Lot Includes 100% Leased Tenants with price increases for revenue over remaining lease terms.

PROPERTY HIGHLIGHTS

- 100% Leased
- Turn key money-maker
- Opportunity for owner user
- Near Interstate
- Frontage on Main Street

KELLER WILLIAMS REALTY GREATER ROCHESTER
2000 Winton Road South,
Bldg 1, Ste 201
Rochester, NY 14618

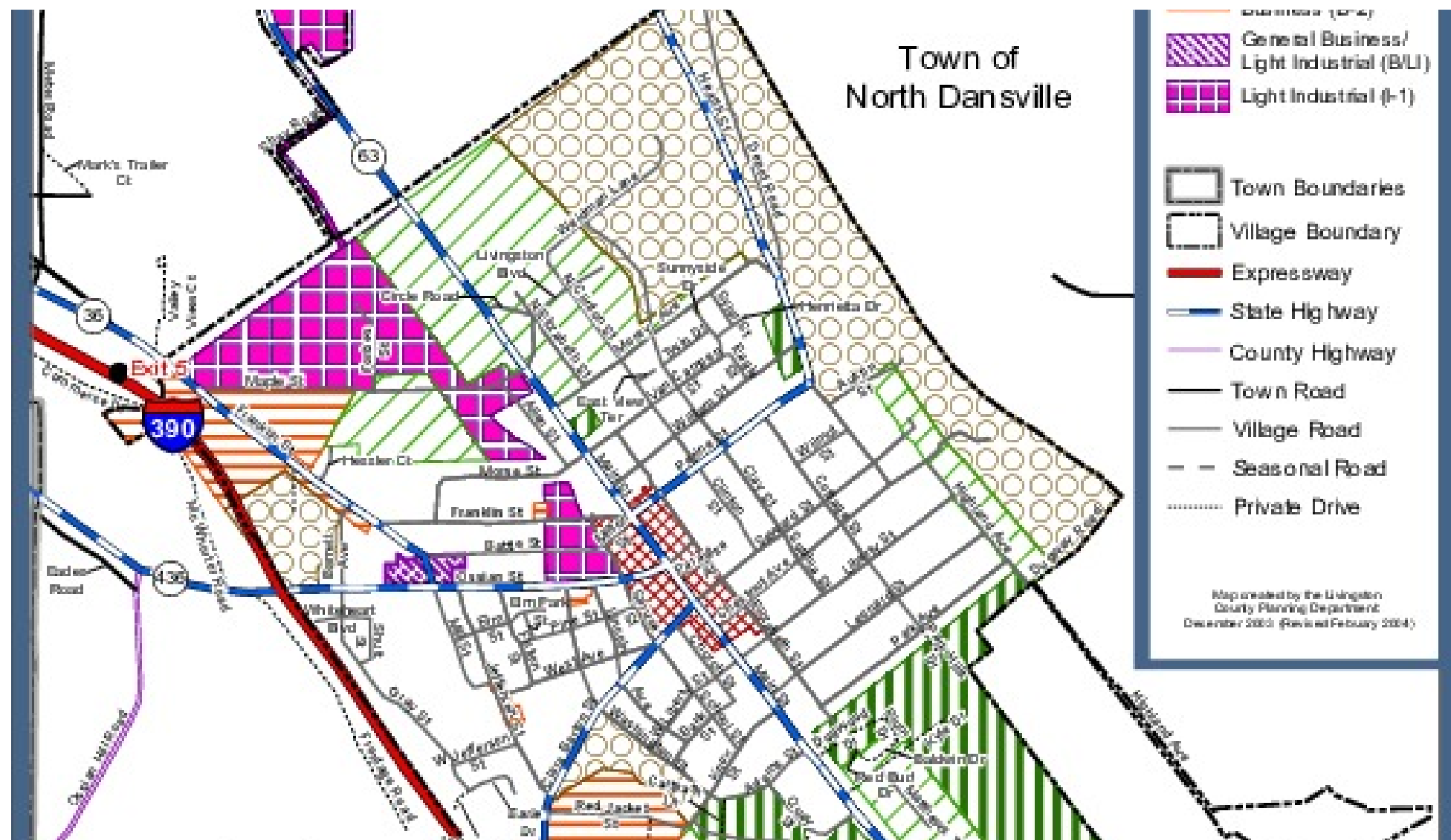
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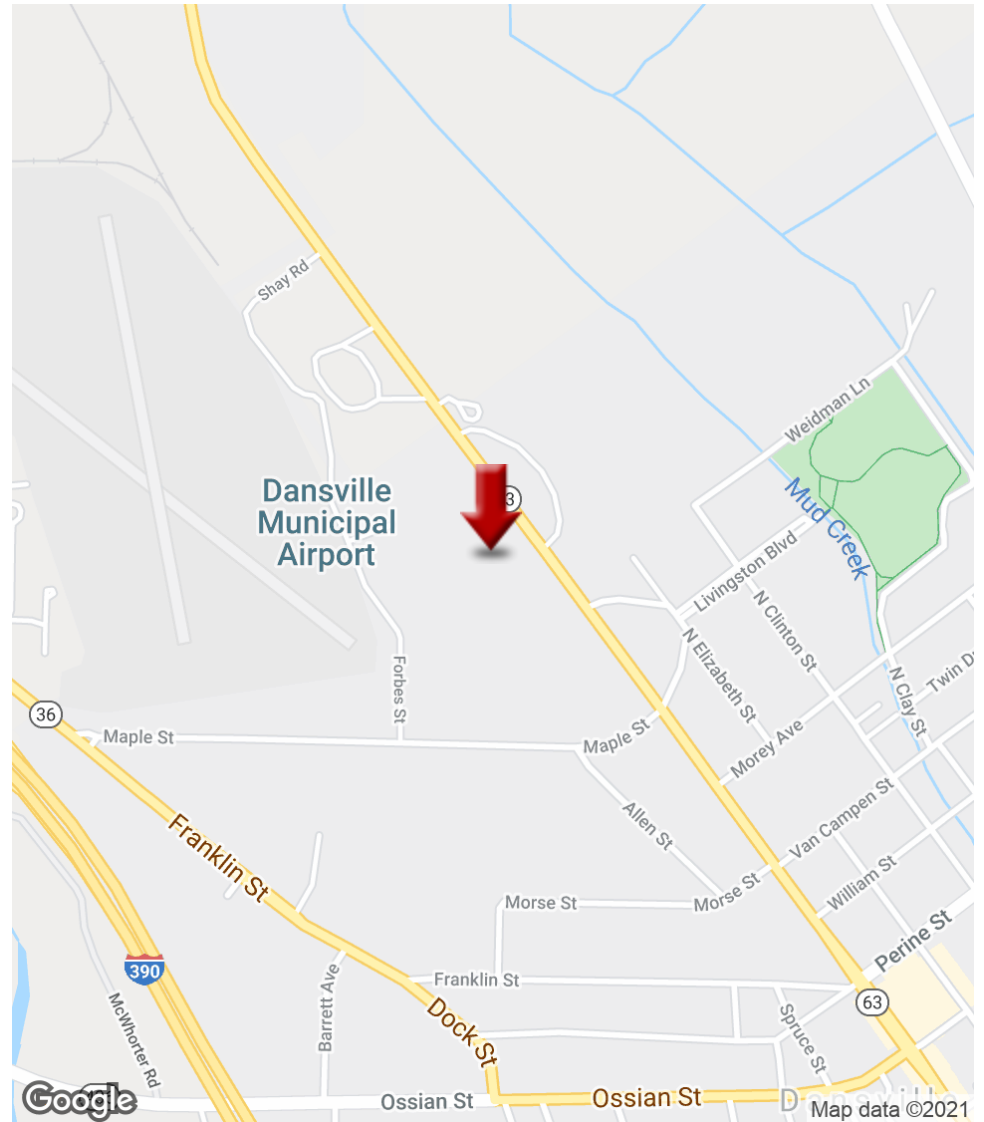
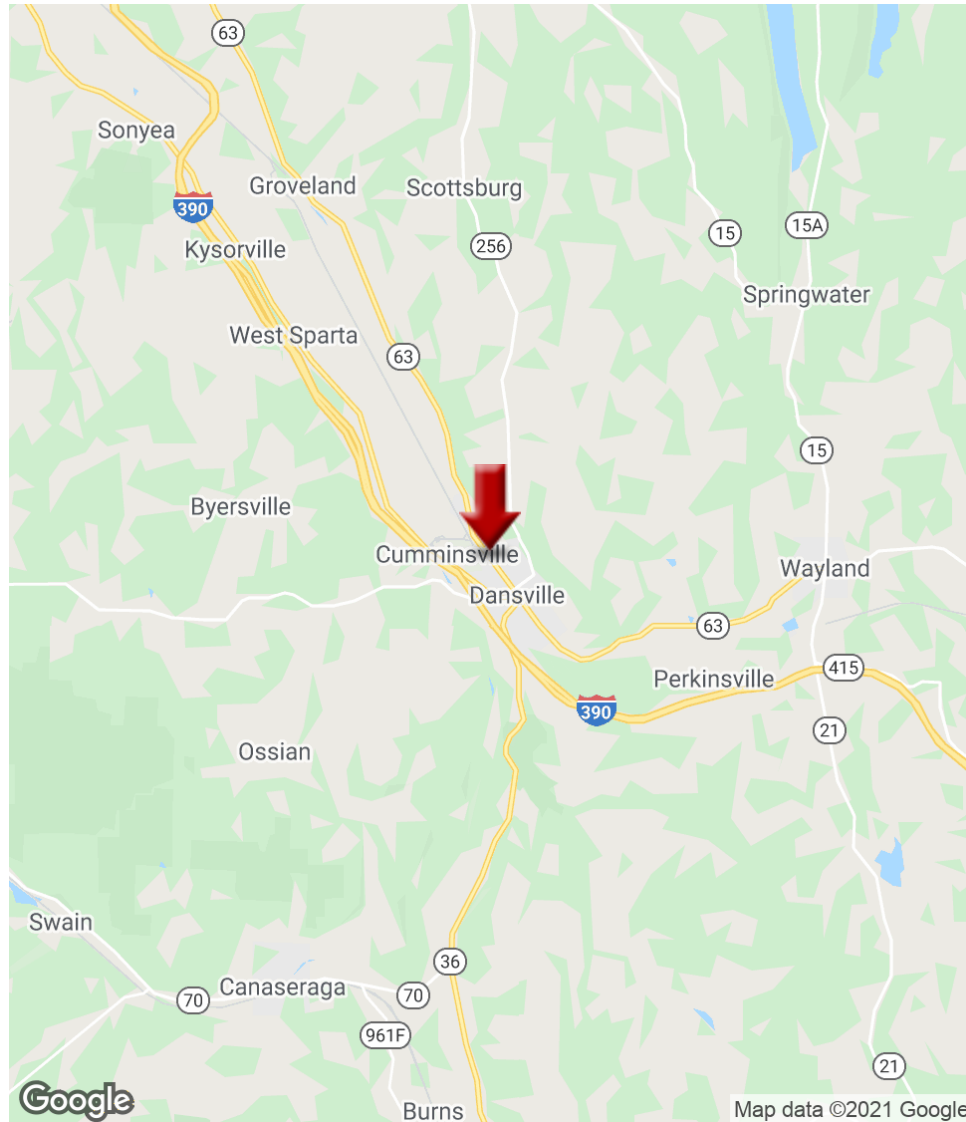
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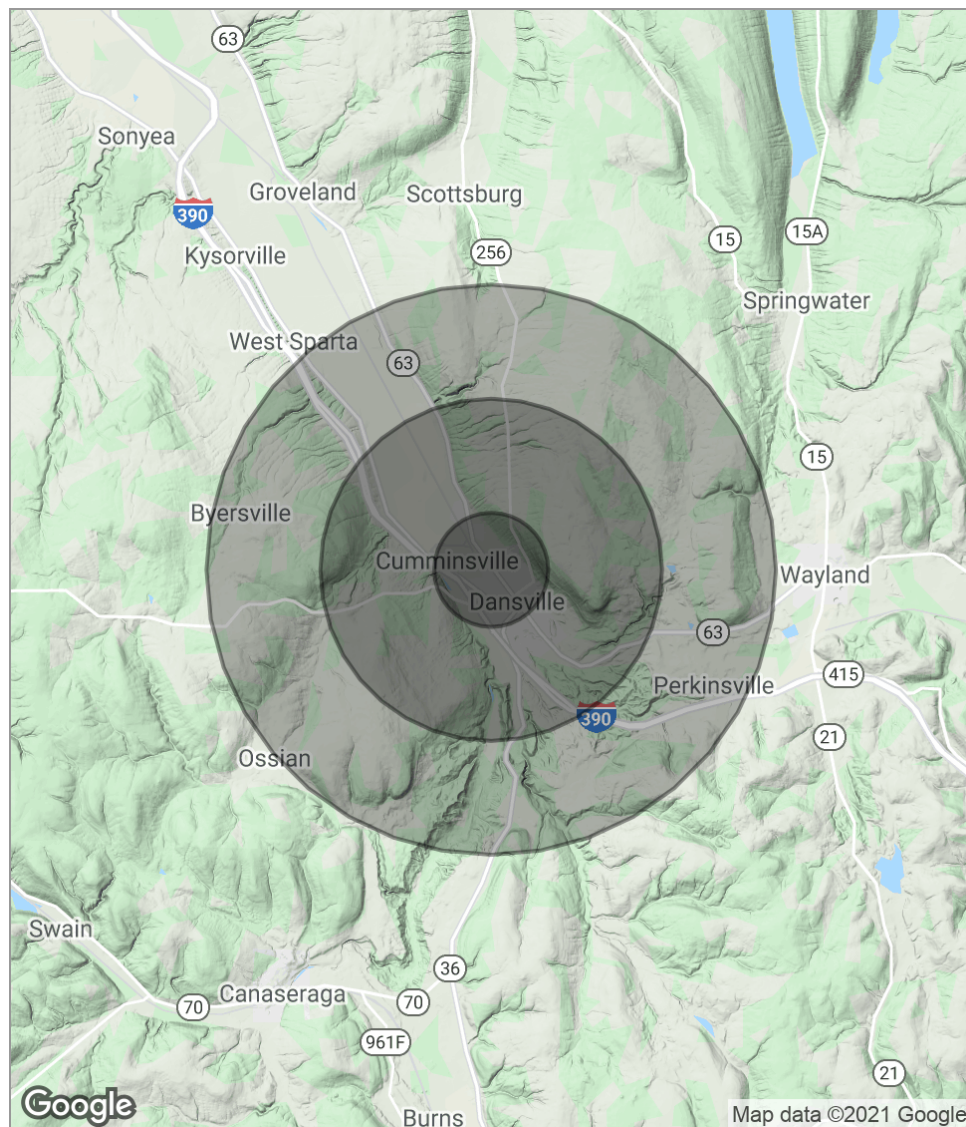
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,310	7,334	9,753
Median Age	39.6	40.4	41.1
Median Age (Male)	38.9	39.7	40.7
Median Age (Female)	41.9	42.3	42.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,455	3,205	4,206
# Of Persons Per HH	2.3	2.3	2.3
Average HH Income	\$44,638	\$46,264	\$48,997
Average House Value	\$97,517	\$97,429	\$98,464

* Demographic data derived from 2010 US Census

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