

OFFICE FOR SALE



56 Main Street, Geneseo, NY 14454



OFFERING SUMMARY

SALE PRICE:	\$250,000
LOT SIZE:	0.12 Acres
BUILDING SIZE:	6,372
ZONING:	MU-1
PRICE / SF:	\$39.23

PROPERTY OVERVIEW

Fantastic corner property in the heart of the Geneseo business district. This corner lot space offers any business high visibility along with private parking. 2 overhead doors into the lower level enable vehicles, equipment or product orders easy delivery. Concrete floors throughout the lower level with multiple storage spaces. First floor is suitable for either retail or office use and has it's own private safe! Fairly wide open space enables new owner to create their own space. Upstairs unit is accessible through a shared stairwell with adjacent neighbor and is best suited for storage space. 48-72 hours notice needed to schedule showing. Offers need 2 weeks to be reviewed for consideration. All offers subject to approval by the Public Utilities Commission

PROPERTY HIGHLIGHTS

- Corner Property
- Private parking
- Drive in ability
- LOCATION

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

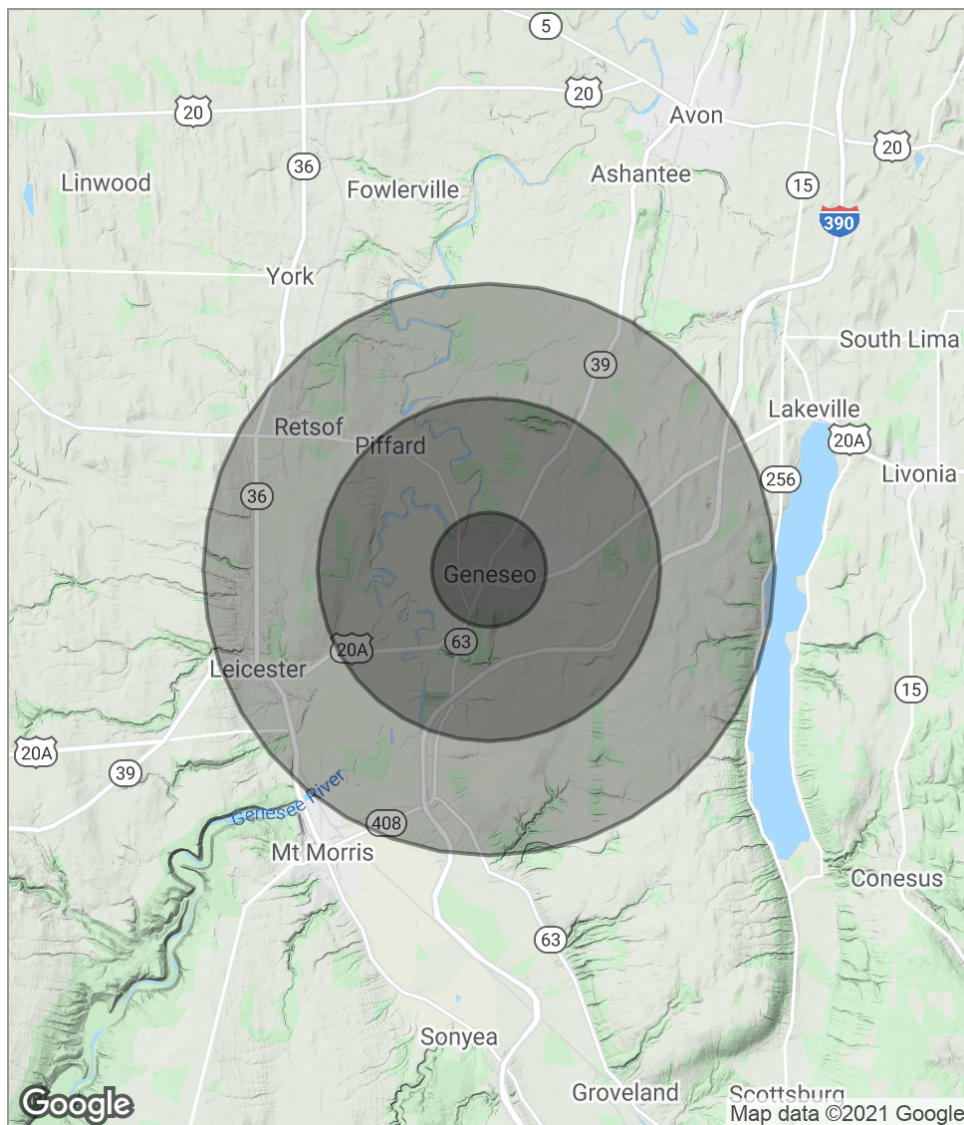
DARA RENNERT
Associate
O: 585.362.8598
C: 585.764.3272
darar@kw.com

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,320	10,832	14,230
Median Age	23.5	28.5	31.0
Median Age (Male)	23.5	27.4	29.1
Median Age (Female)	23.8	29.6	32.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	985	2,796	4,064
# Of Persons Per HH	6.4	3.9	3.5
Average HH Income	\$58,421	\$62,630	\$63,002
Average House Value	\$161,531	\$159,646	\$158,639

* Demographic data derived from 2010 US Census

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