

## SPECIAL PURPOSE FOR SALE

2478 West Main Street, Cato, NY 13033



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$19,000
<b>AVAILABLE SF:</b>	
<b>LOT SIZE:</b>	0.23 Acres
<b>BUILDING SIZE:</b>	1,200 SF
<b>ZONING:</b>	BD1
<b>PRICE / SF:</b>	\$15.83

### PROPERTY OVERVIEW

Ideal building for any construction, landscaping or anyone needing storage. Formally used by RG&E as a substation, this property offers tons of flexibility and opportunity.

### PROPERTY HIGHLIGHTS

- Overhead Door
- Concrete floors
- Private driveway
- High ceilings
- low maintenance building

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

**DARA RENNERT**  
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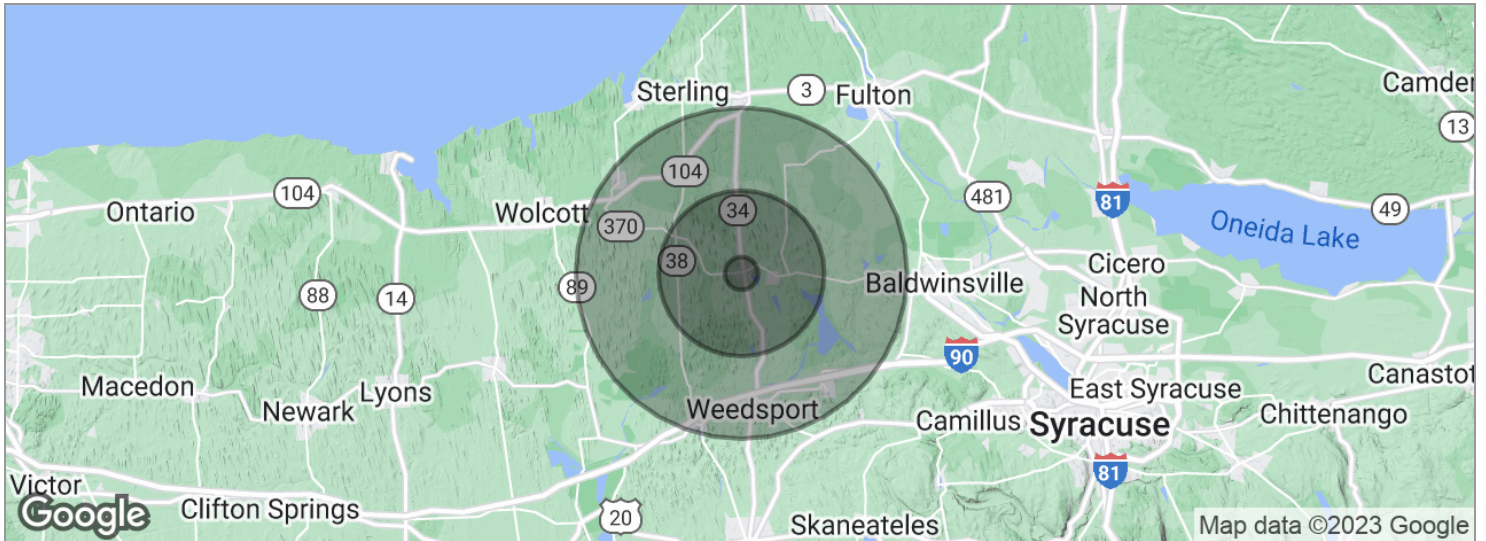
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# SPECIAL PURPOSE FOR SALE

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	245	5,835	28,279
Median age	40.0	40.1	40.5
Median age (male)	41.3	41.1	40.8
Median age (Female)	39.6	39.8	40.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	99	2,337	11,073
# of persons per HH	2.5	2.5	2.6
Average HH income	\$61,846	\$58,948	\$59,470
Average house value	\$124,755	\$120,985	\$117,560

\* Demographic data derived from 2020 ACS - US Census

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