

BELMONT NY

23 Schuyler Street, Belmont, NY 14813



OFFERING SUMMARY

SALE PRICE:	\$40,000
LOT SIZE:	0.24 Acres
BUILDING SIZE:	2,030
ZONING:	BD1
SUBMARKET:	Belmont
PRICE / SF:	\$19.70

PROPERTY OVERVIEW

This retail/office building is the perfect combination of spaces. Retail/office faces a main business strip in town. Front space offers ramp access, frontage, open area and bathroom and kitchenette. Rear space offers concrete floors with floor drain, overhead grade level door, private entry for employees, employee bathroom. Large parking lot offers easy customer parking. Ideal situation for so many businesses!

PROPERTY HIGHLIGHTS

- Business district
- Ramp access
- Retail/office in front portion
- Warehouse in rear portion
- Private parking

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

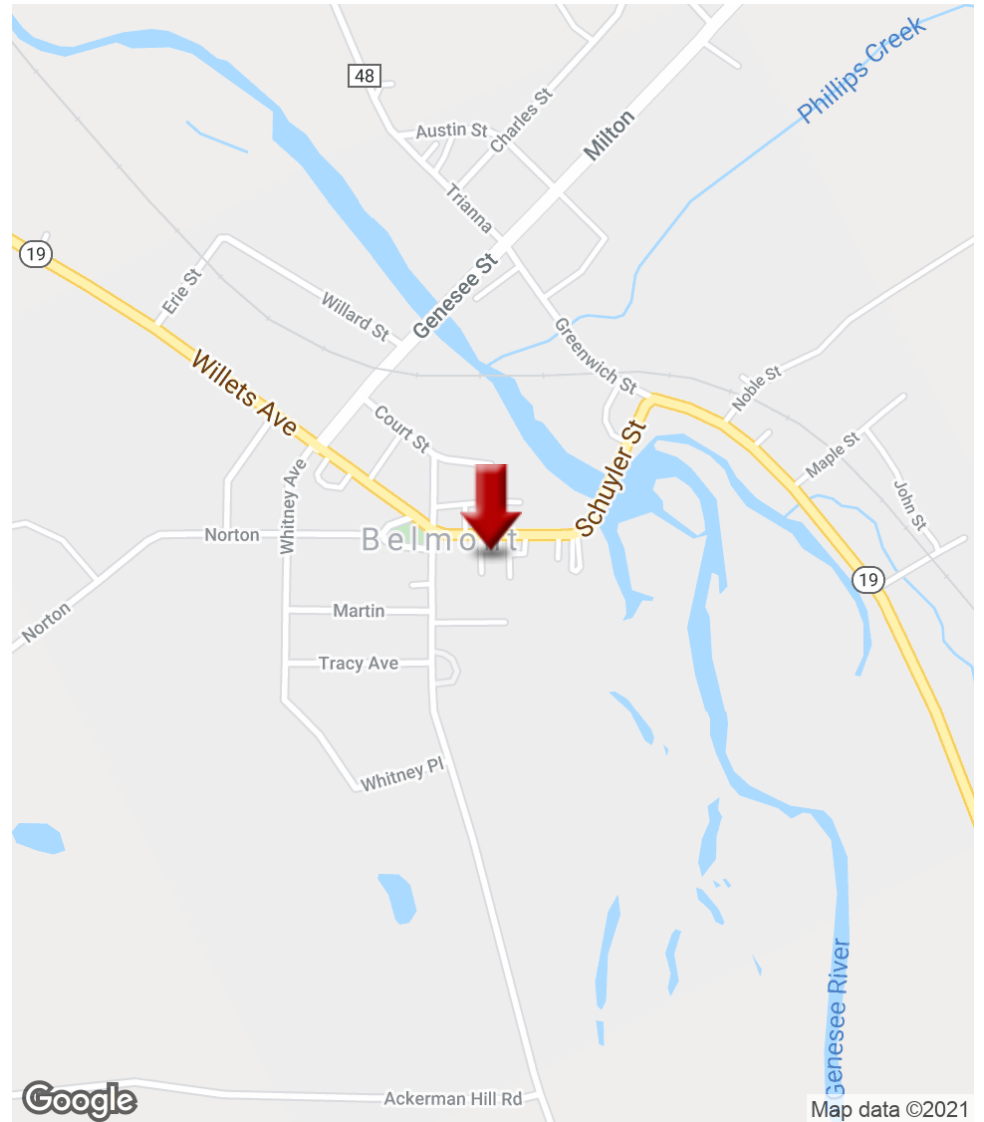
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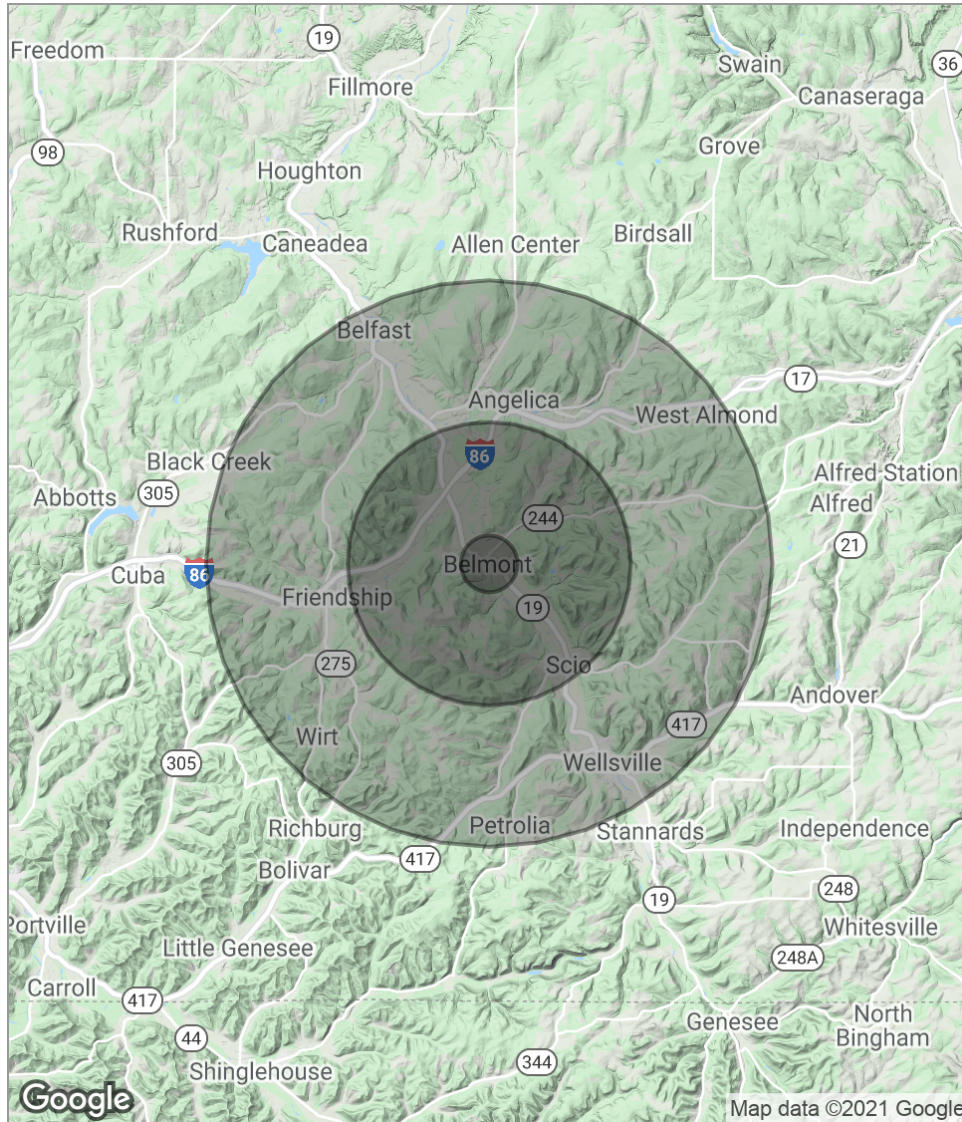
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	192	4,874	18,152
Median Age	37.2	35.9	36.6
Median Age (Male)	34.7	33.9	35.6
Median Age (Female)	38.9	37.3	37.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	80	1,986	7,214
# Of Persons Per HH	2.4	2.5	2.5
Average HH Income	\$46,373	\$47,921	\$50,070
Average House Value	\$68,739	\$68,849	\$76,455

* Demographic data derived from 2010 US Census

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