

## SPECIAL PURPOSE FOR SALE



2478 West Main Street, Cato, NY 13033



### OFFERING SUMMARY

**SALE PRICE:** \$19,000

**LOT SIZE:** 0.23 Acres

**BUILDING SIZE:** 1,200

**ZONING:** BD1

**PRICE / SF:** \$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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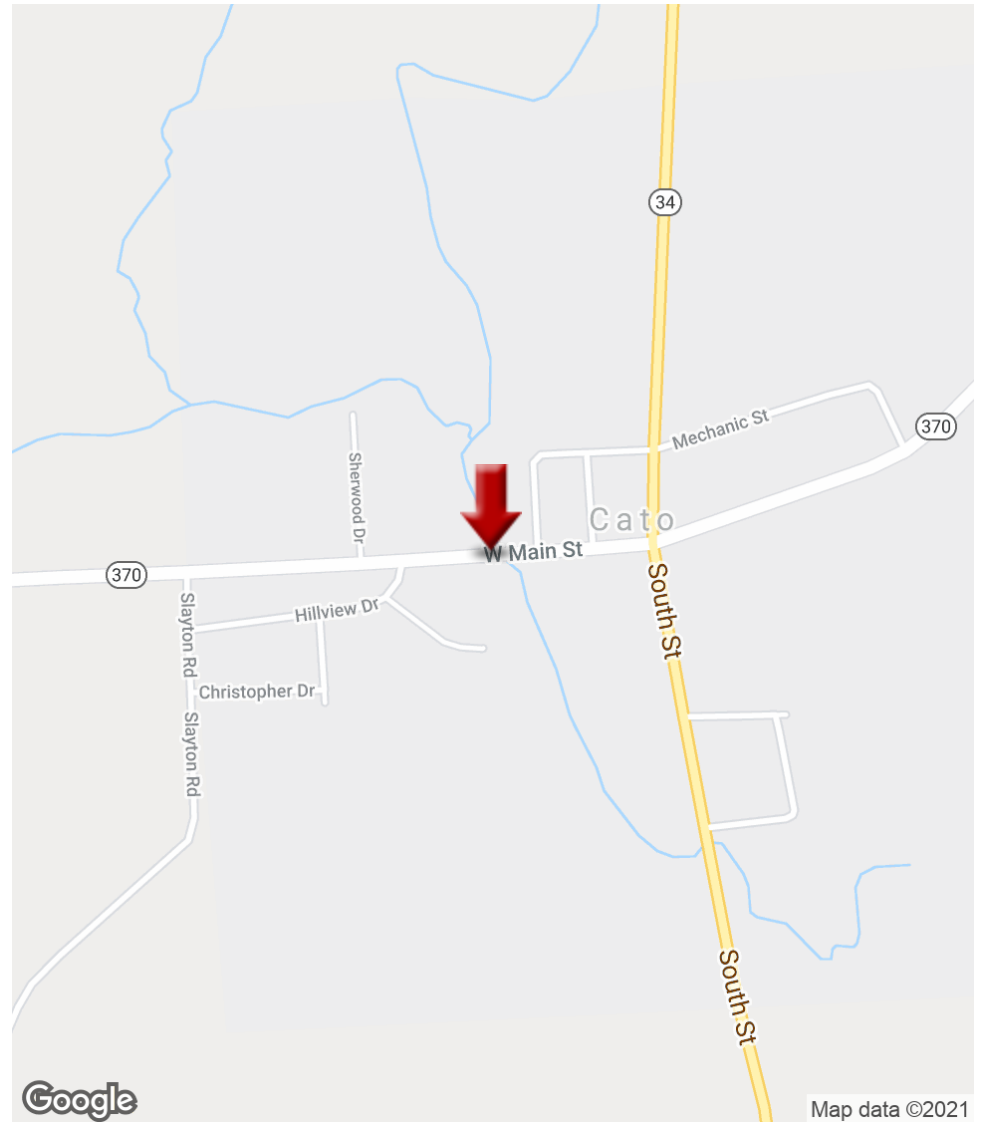
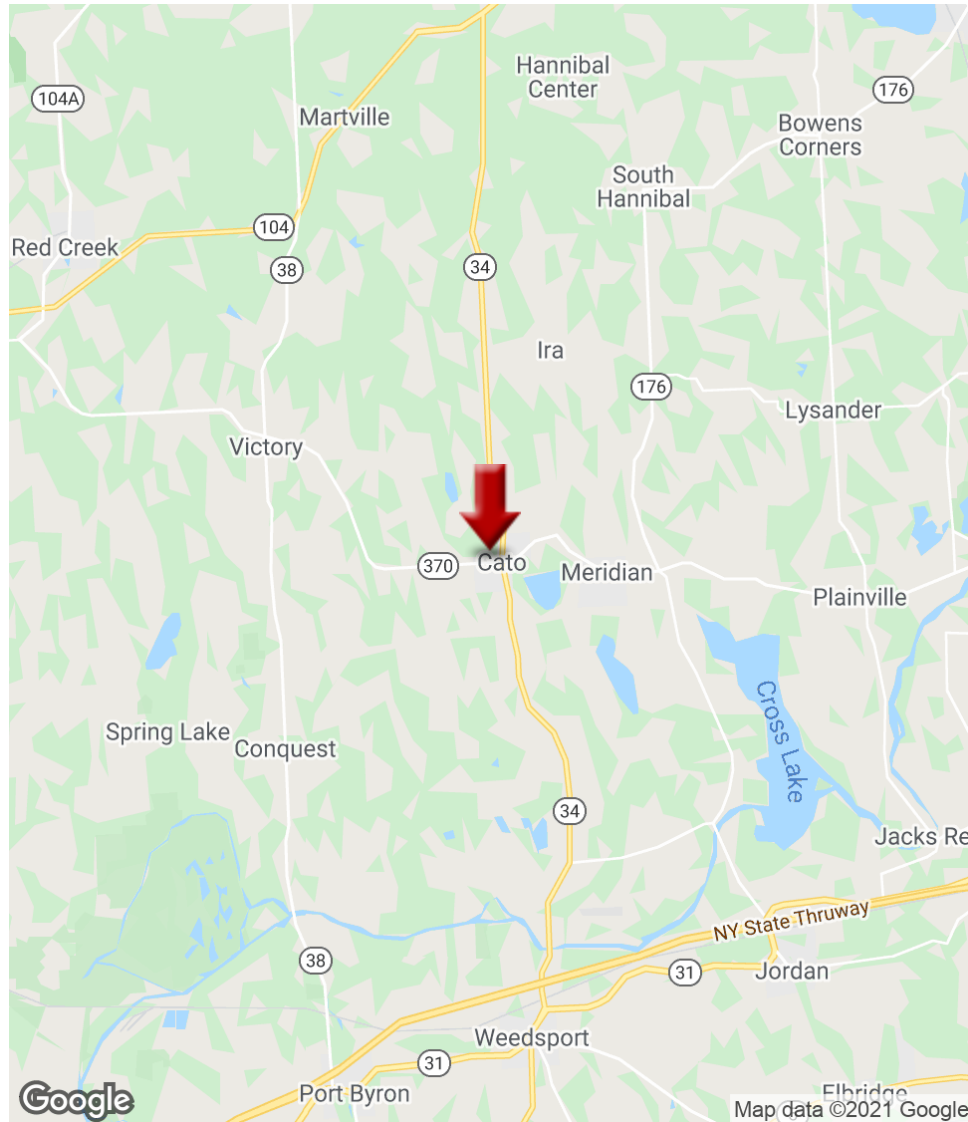
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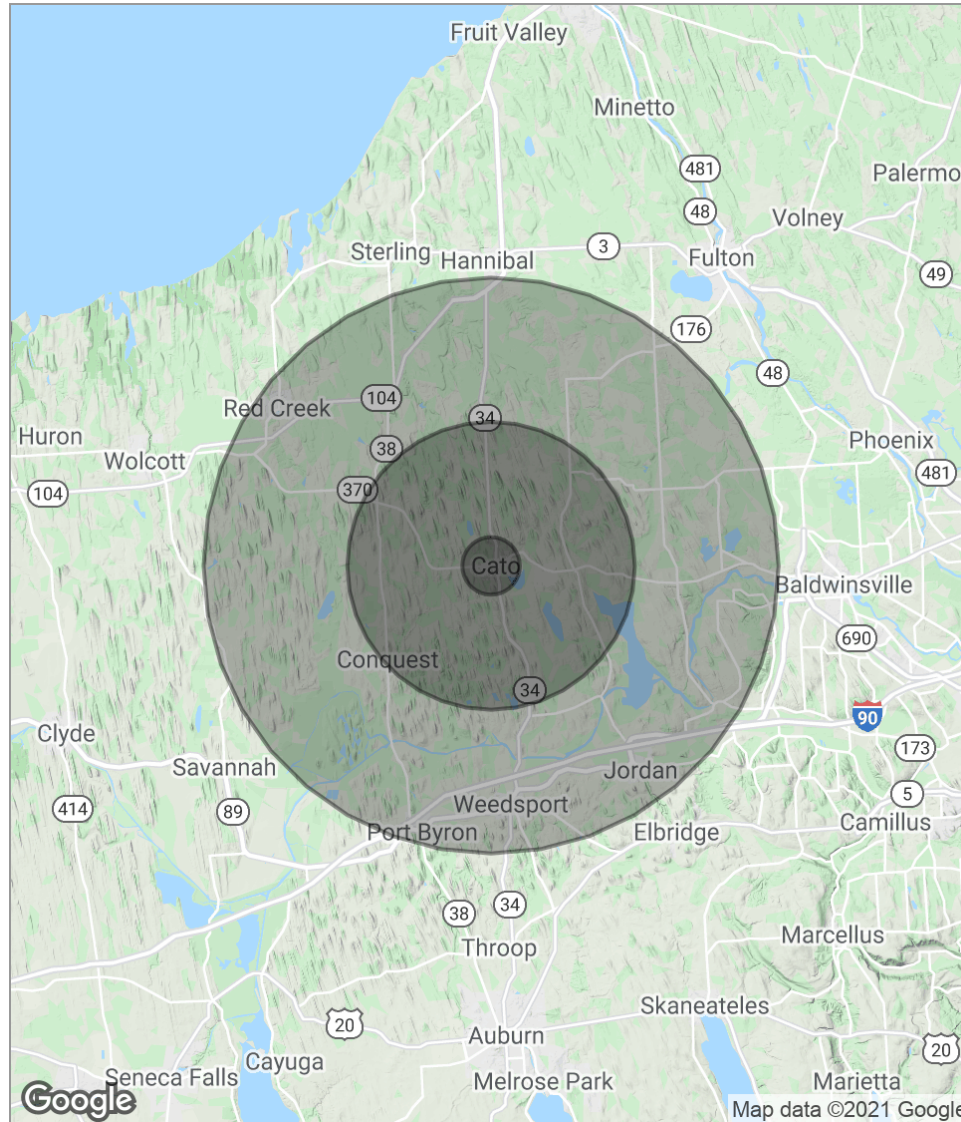
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	245	5,835	28,279
Median Age	40.0	40.1	40.5
Median Age (Male)	41.3	41.1	40.8
Median Age (Female)	39.6	39.8	40.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	99	2,337	11,073
# Of Persons 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 2010 US Census

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