



384 W Morris Street

384 W Morris Street, Bath, NY 14810



eXp Commercial | 165 Broadway Suite 23rd Floor | New York, NY 10006 |

Michael Conroy

585.735.7739

michaelconroyrealty@gmail.com

Richard Rock

585.217.7800

richard.rock7800@gmail.com

FOR SALE | 384 W Morris Street

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Offering Summary

Sale Price:	\$650,000
Lot Size:	1.97 Acres
Price / Acre:	\$329,949
Zoning:	GC-General Commercial
Traffic Count:	12,272

Property Overview

384 W Morris Street is a prime commercial property located in Bath, NY. Situated in Steuben County and conveniently positioned right off Interstate 86, this former Ponderosa Restaurant site offers a fantastic opportunity for investors and businesses alike. With a generous lot size of 1.97 acres and a zoning designation of GC (General Commercial), this property is ready for development. The building has already been removed, making it a shovel-ready pad site. Plus, the utilities are still available on-site, saving you time and money. One of the standout features of this property is its strategic location. Bath not only experiences steady local traffic but also benefits from regular car and truck traffic. Additionally, the site is surrounded by other national retailers and hotels, making it a great choice for businesses looking to cater to both residents and visitors.

Property Highlights

- Shovel Ready Pad Site
- Retail Area
- Utilities on Site
- Steady Traffic Counts

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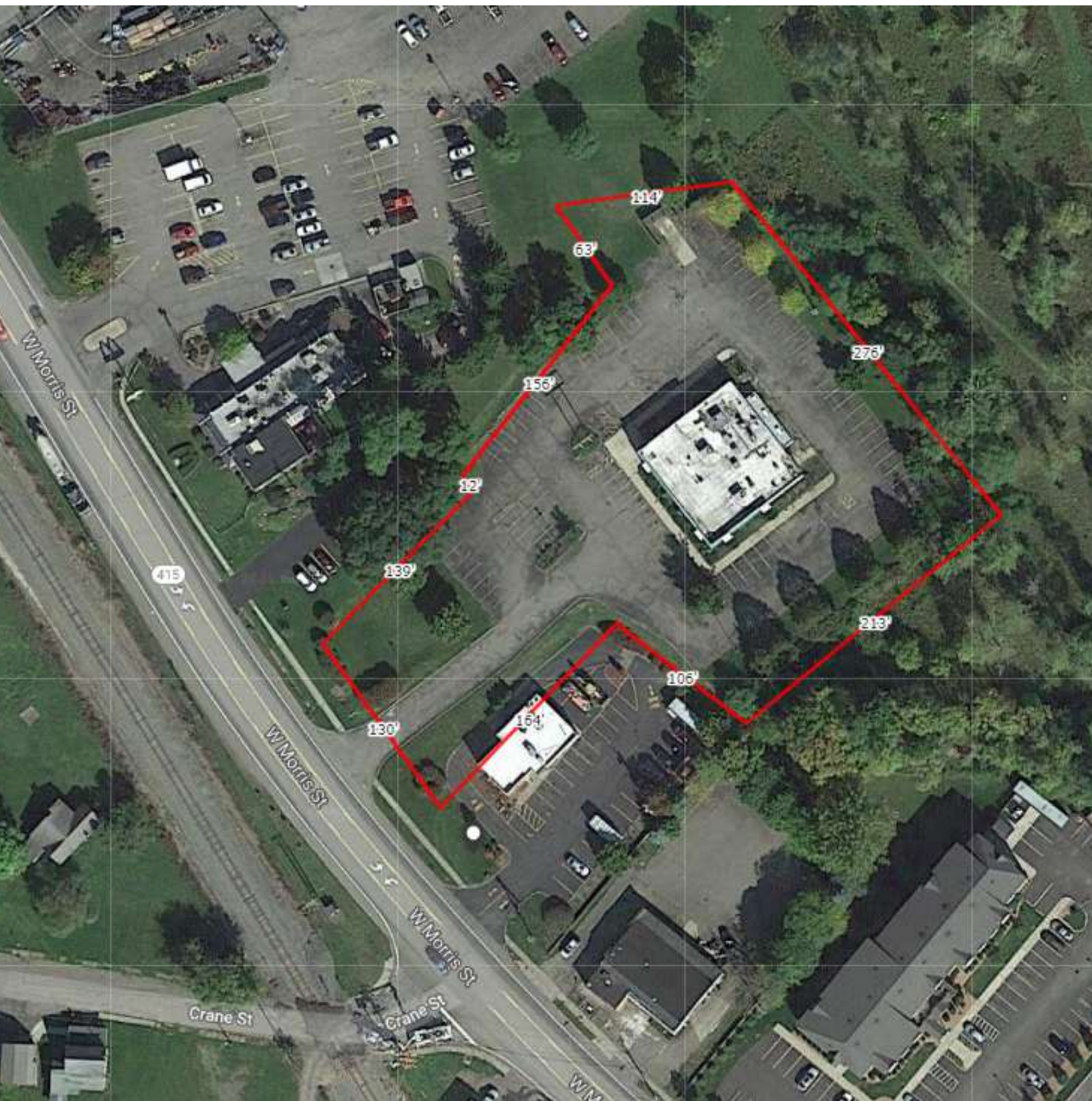
585.217.7800
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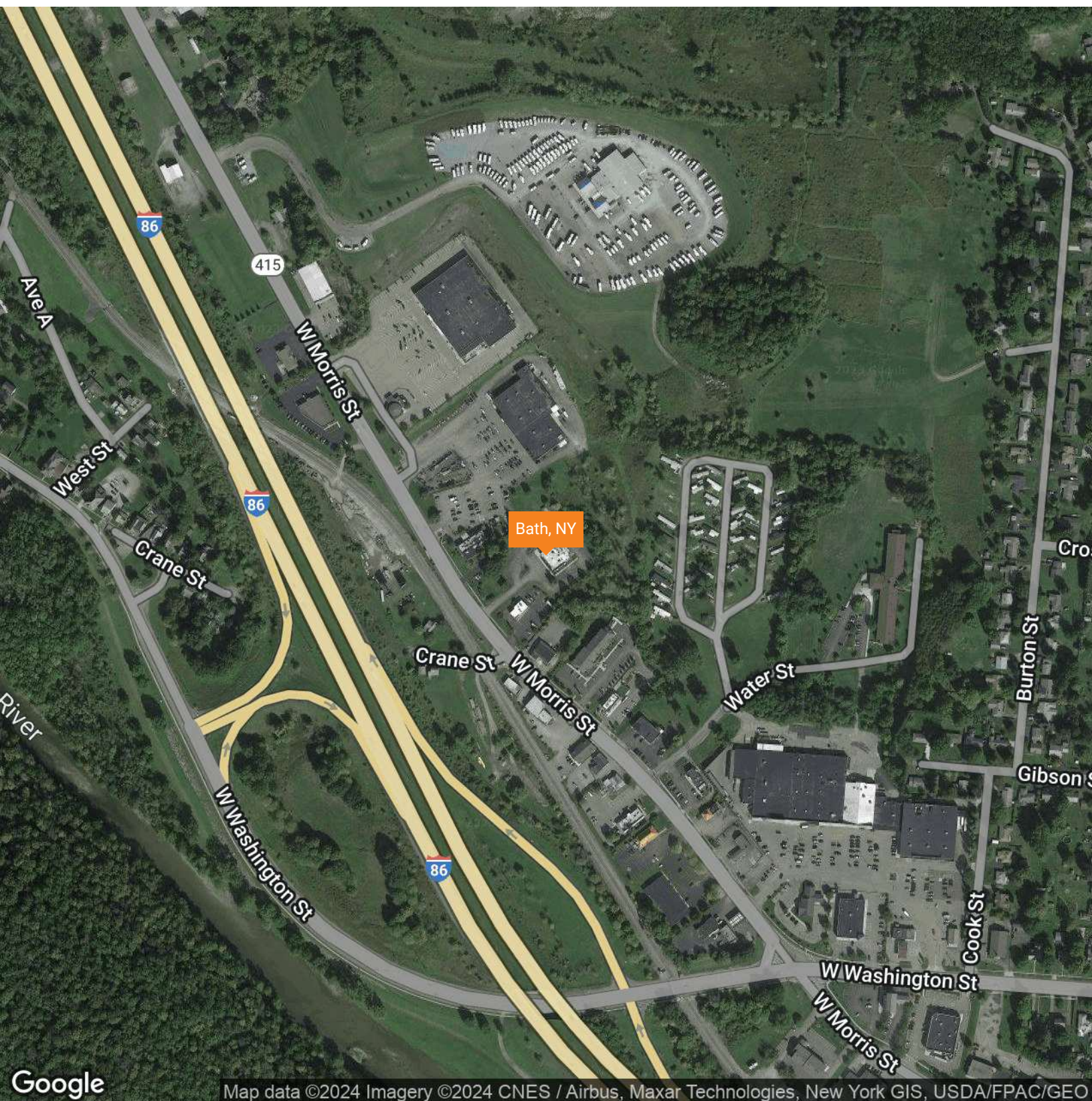
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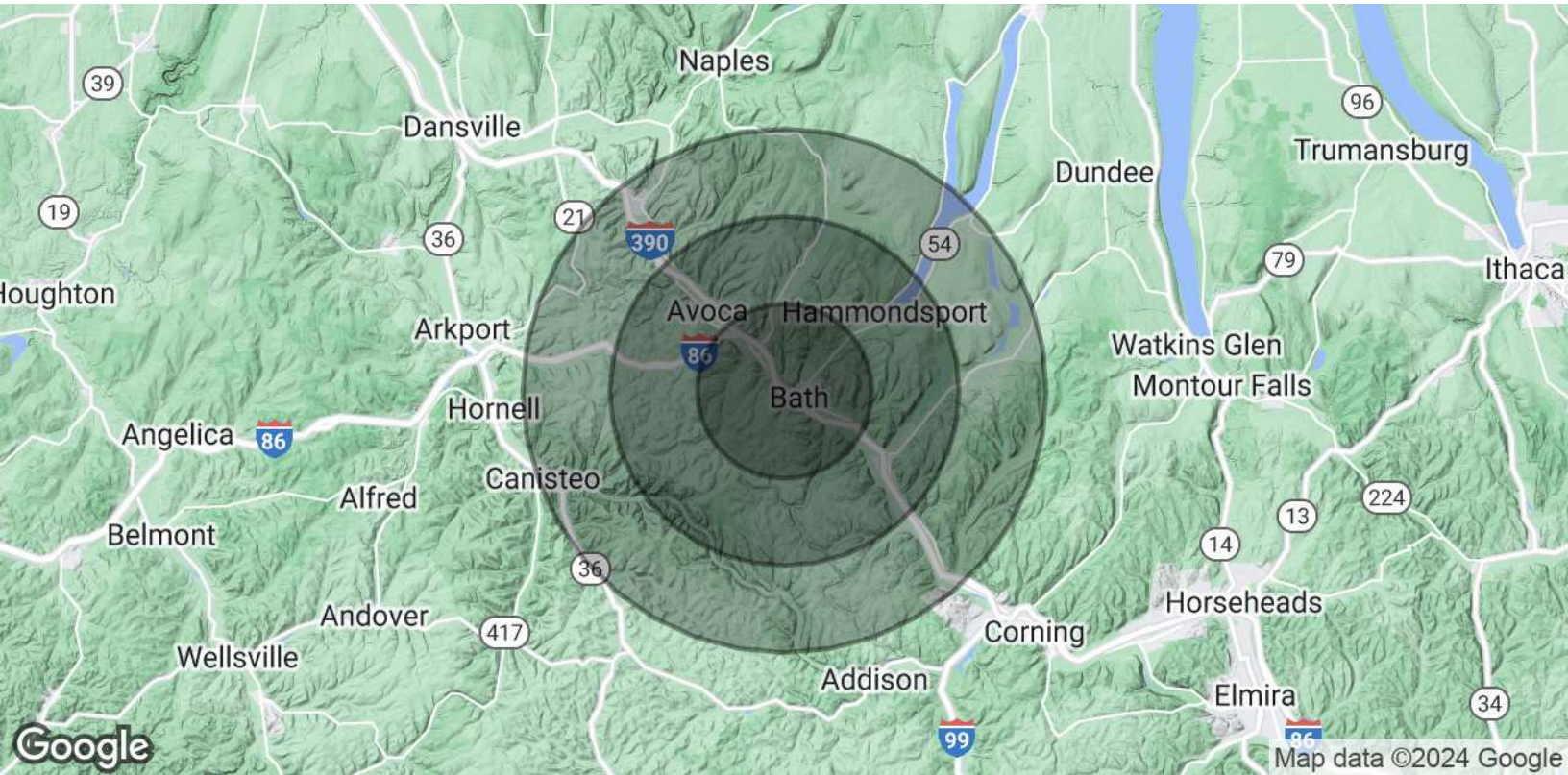
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Population	5 Miles	10 Miles	15 Miles
Total Population	10,552	20,106	37,133
Average Age	50.0	46.8	45.6
Average Age (Male)	50.6	46.0	44.5
Average Age (Female)	49.6	47.9	46.7

Households & Income	5 Miles	10 Miles	15 Miles
Total Households	5,577	10,717	20,879
# of Persons per HH	1.9	1.9	1.8
Average HH Income	\$50,480	\$50,428	\$49,297
Average House Value	\$96,809	\$112,252	\$117,419

* Demographic data derived from 2020 ACS - US Census

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Michael Conroy

Associate Real Estate Broker

C: 585.802.3327

michaelconroyrealty@gmail.com

NY #10301218830



Richard Rock

Associate Real Estate Broker

C: 585.217.7800

richard.rock7800@gmail.com

NY #30R01055945

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585.735.7739

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