



# 32 Main Street

32 Main Street, Scottsville, NY 14546



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

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# FOR SALE | 32 Main Street

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## Offering Summary

Sale Price:	\$334,900
Building Size:	8,457 SF
Available SF:	
Lot Size:	0.32 Acres
Number of Units:	5
Price / SF:	\$39.60
Cap Rate:	8.83%
NOI:	\$29,560
Year Built:	1980

## Property Overview

Cash-flowing mixed-use building in the Village of Scottsville is available for sale and currently is 100 occupied. This building has been well maintained and has had many upgrades, including a new steel roof in 2015.

## Property Highlights

- Positive Cash Flow
- Steel Roof Replacement in 2015
- Off-Street Parking
- Suites Are Separately Metered

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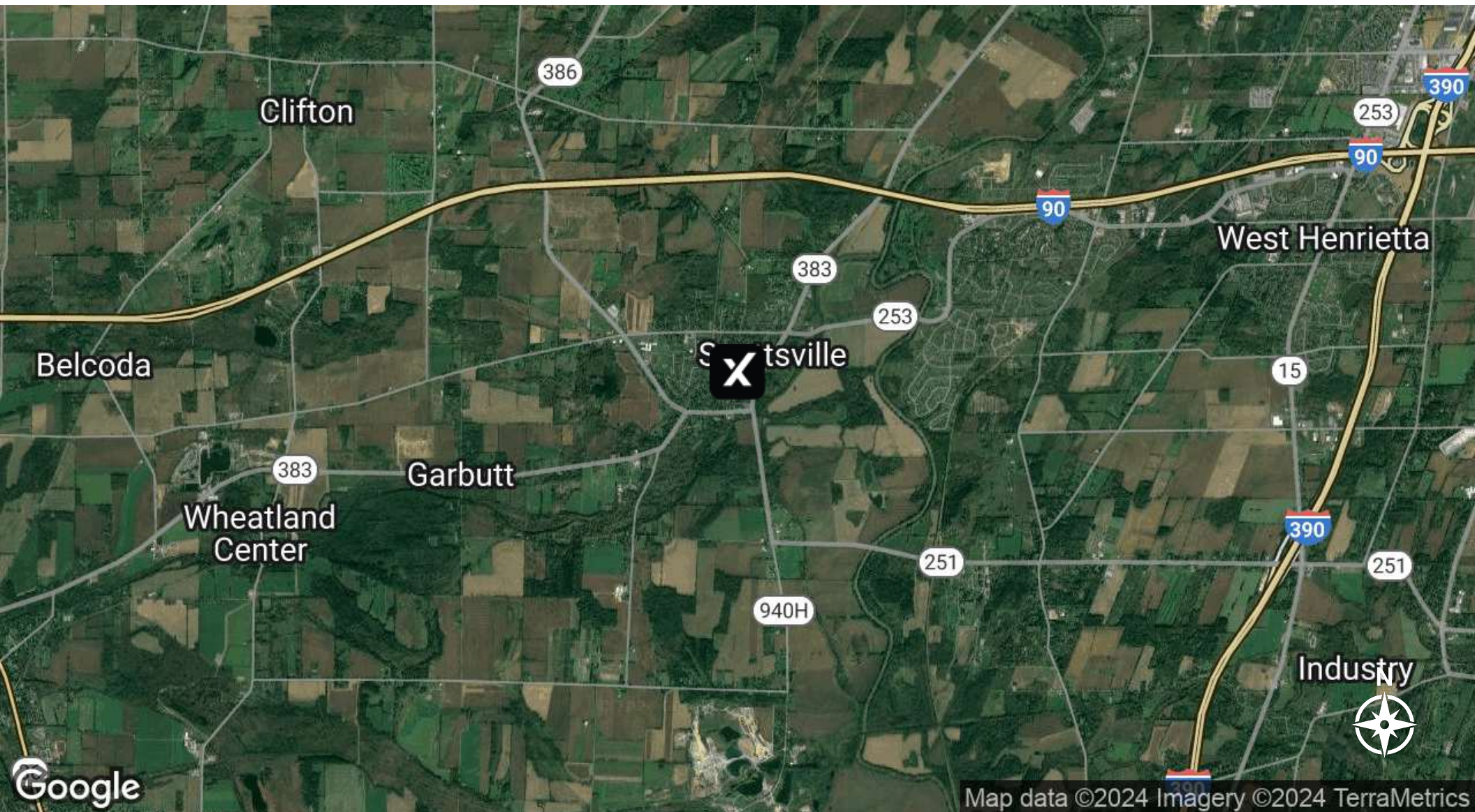
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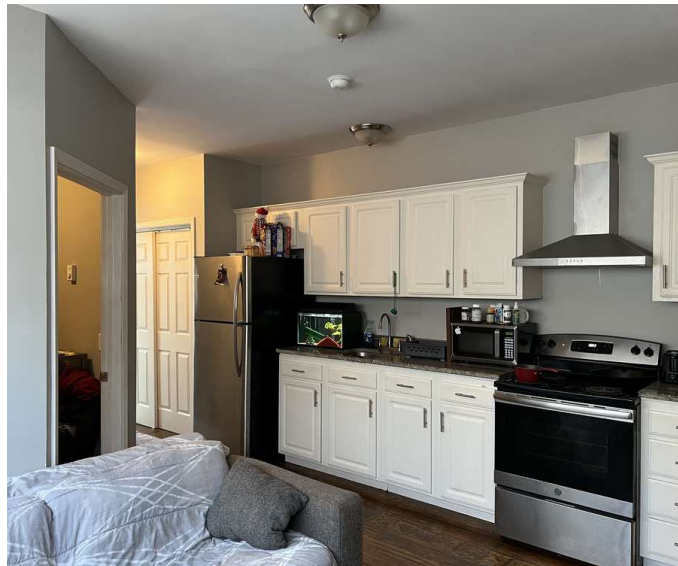
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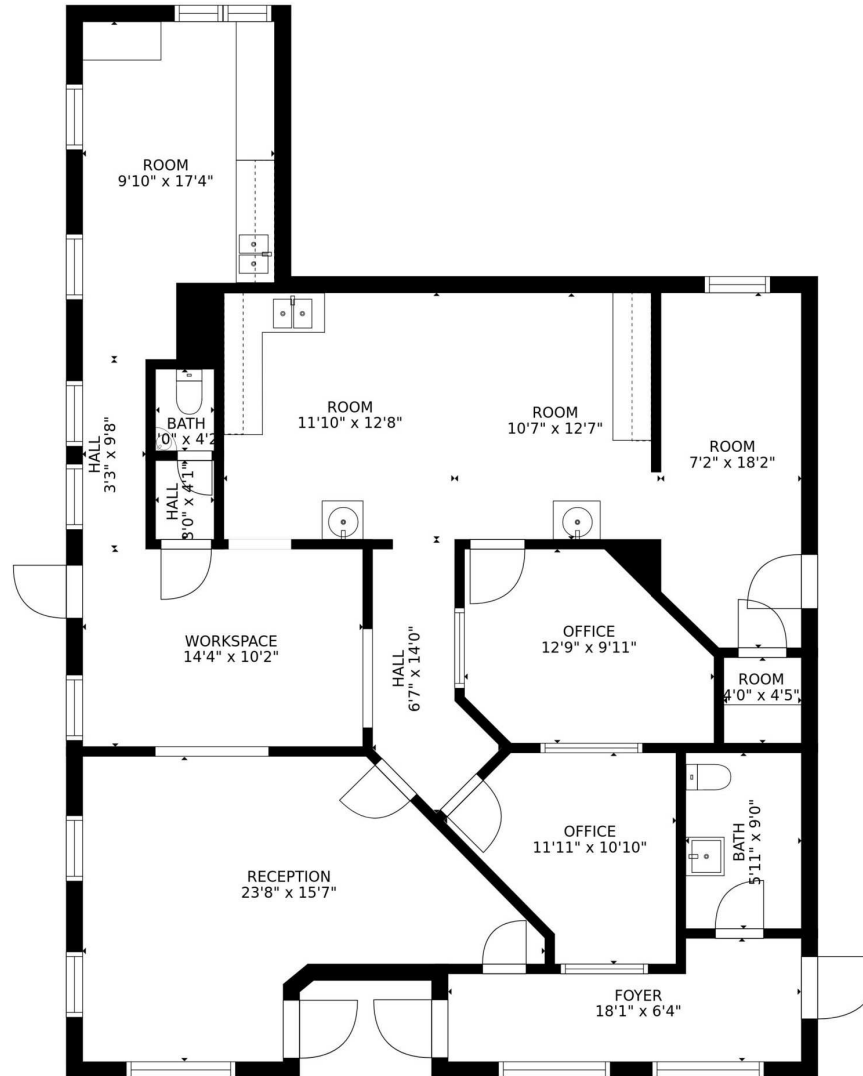
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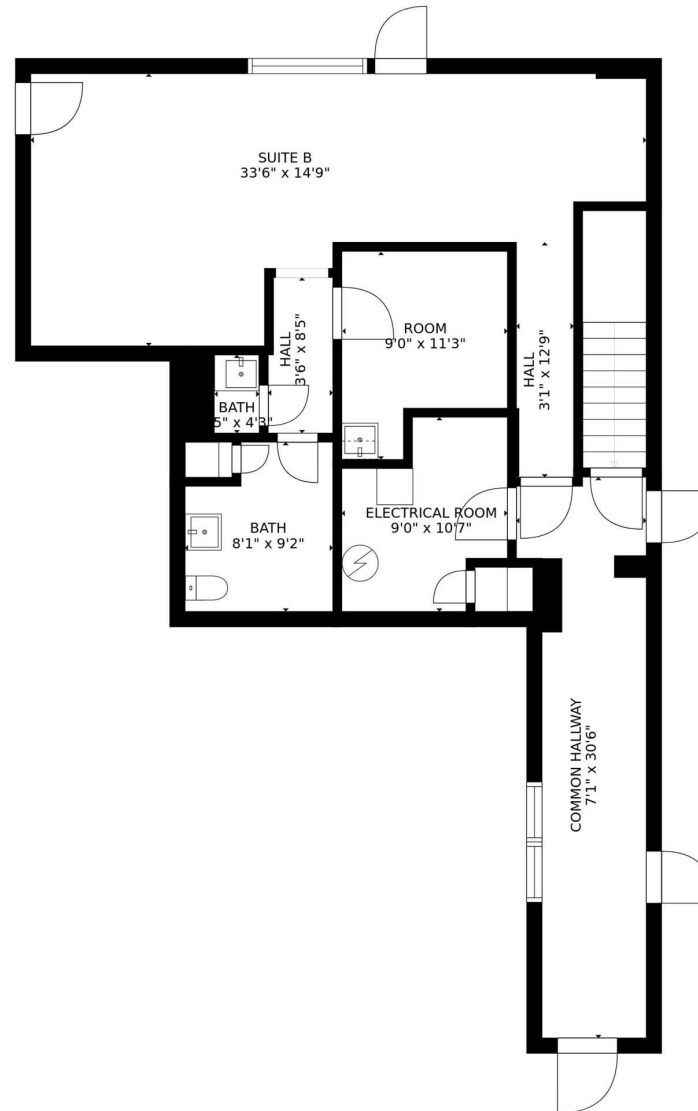
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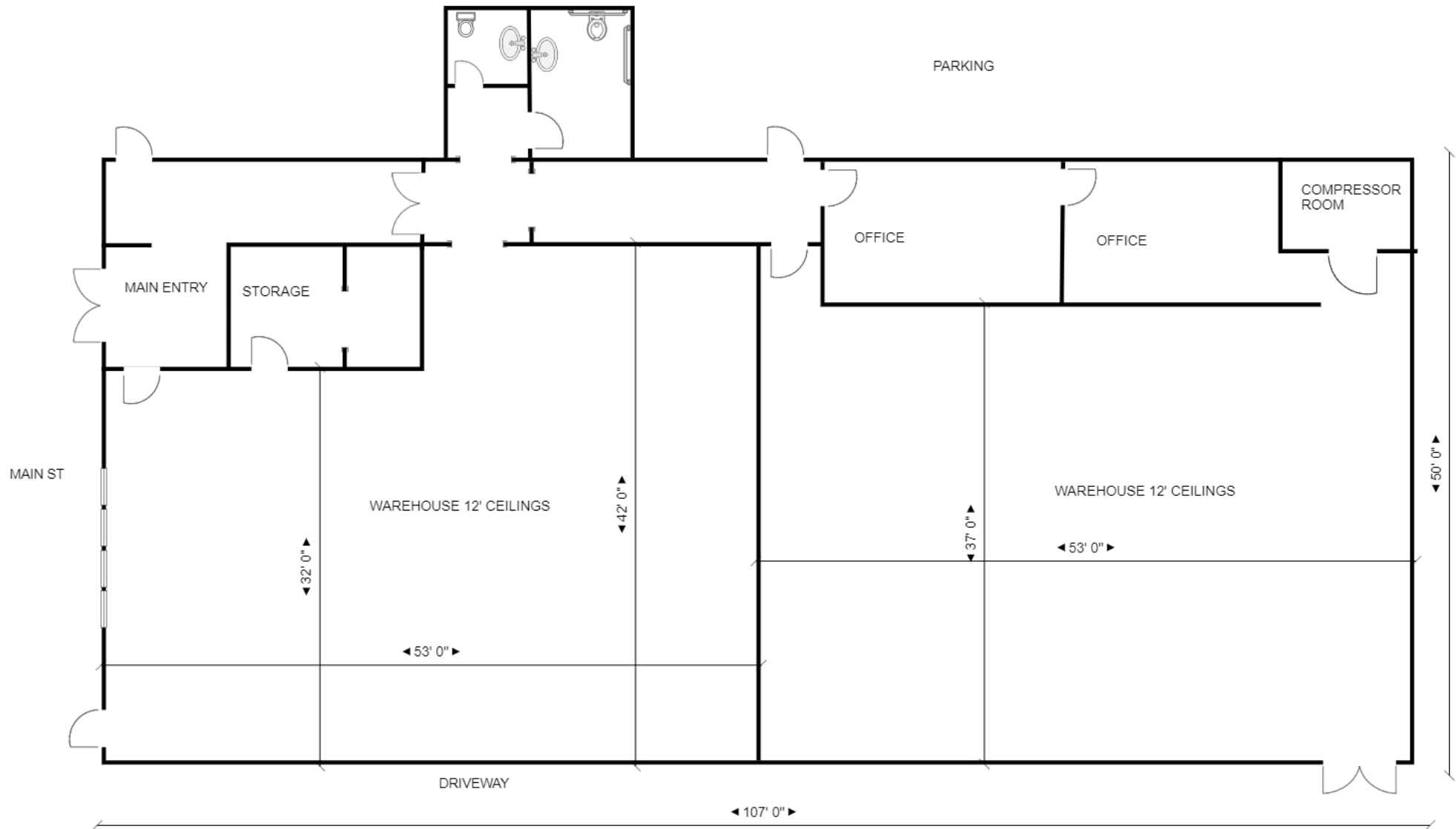
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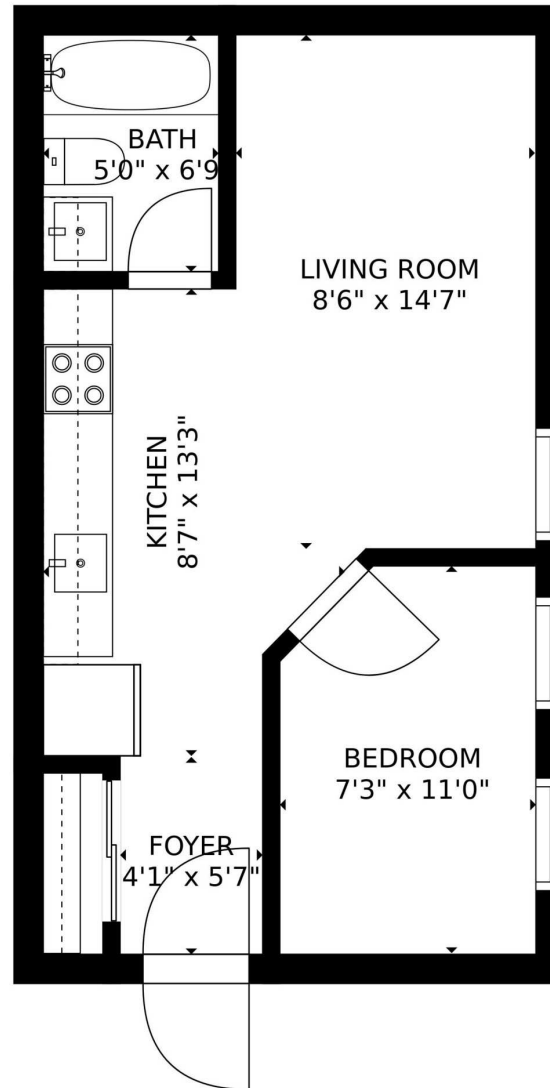
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## Income Summary

Suite A	\$20,400
Suite B	\$3,600
Suite C & D	\$13,250
Suite E (Apt)	\$7,800
Vacancy Cost	(\$2,253)
<b>Gross Income</b>	<b>\$44,976</b>

## Expenses Summary

Property Taxes	\$10,890
Insurance	\$2,283
Repairs & Maintenance	\$1,000
Snow Removal	\$254
Utilities	\$854
Water	\$134
<b>Operating Expenses</b>	<b>\$15,415</b>

<b>Net Operating Income</b>	<b>\$29,561</b>
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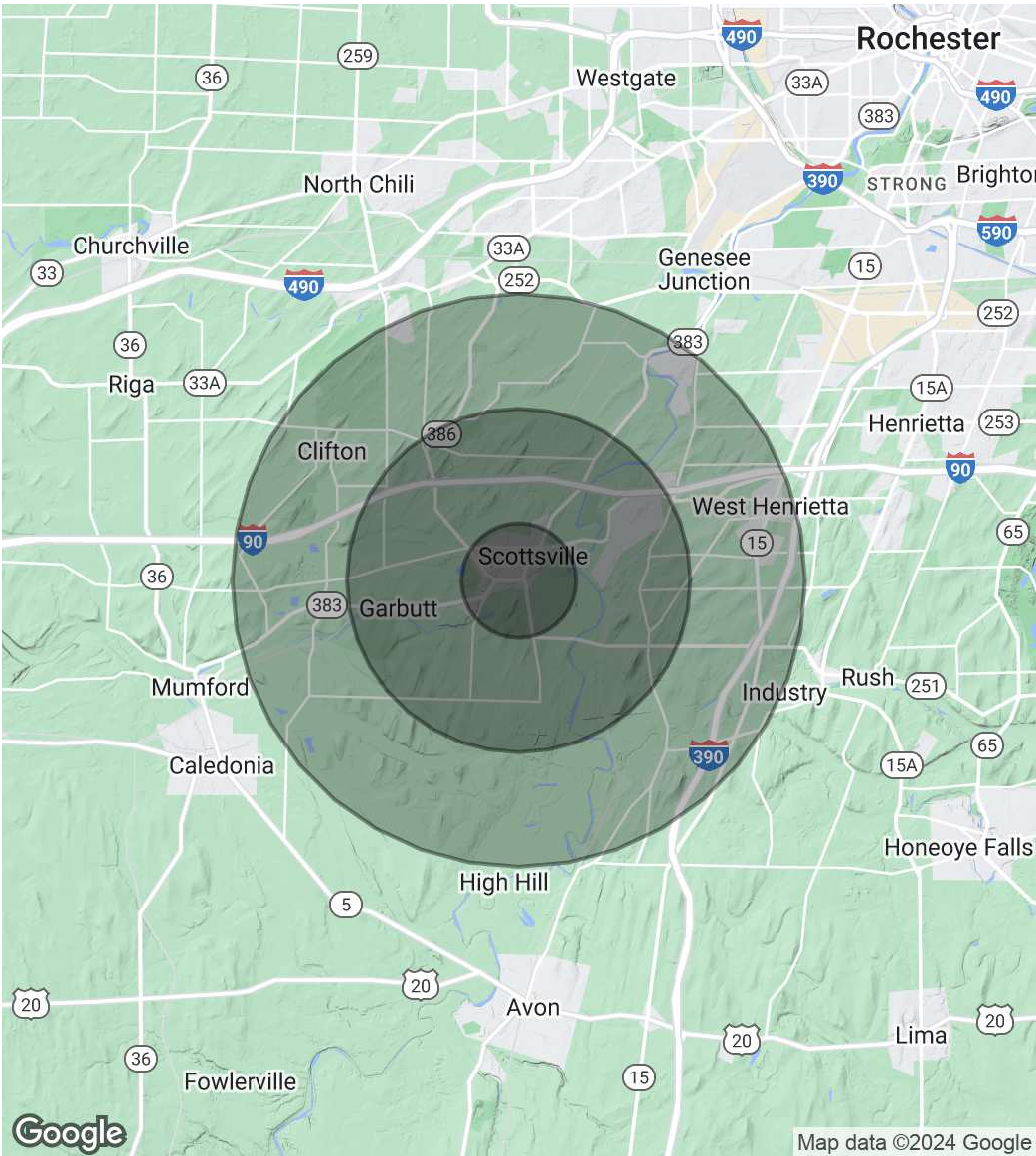
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Population	1 Mile	3 Miles	5 Miles
Total Population	493	6,340	19,507
Average Age	40.3	38.5	37.9
Average Age (Male)	37.9	36.9	36.6
Average Age (Female)	42.9	40.1	39.0
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	194	2,519	7,608
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$68,751	\$67,548	\$68,795
Average House Value		\$163,403	\$163,272

\* Demographic data derived from 2020 ACS - US Census



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