



4-UNIT MULTI-FAMILY INVESTMENT OPPORTUNITY

1990 RIDGE RD.
ONTARIO, NY 14519



\$675,000



4 RESIDENTIAL
UNITS



STRONG INCOME
POTENTIAL



HIGHLY VISIBLE
RIDGE ROAD
LOCATION



COIN-OPERATED
WASHER &
DRYER INCOME



ADT SECURITY
CAMERAS
THROUGHOUT

PROPERTY HIGHLIGHTS

- Four well-maintained residential units
- Rear deck and large yard for tenants
- Four dedicated tenant storage units
- Coin-operated washer and dryer for additional income
- ADT security cameras monitored throughout exterior
- Convenient access to local amenities, shopping, and commuter routes
- Excellent opportunity for investors or owner-occupants

UNIT MIX & CURRENT RENTS

Unit 1 – 1 Bed / 1 Bath	\$1,500
Unit 2 – 4 Beds / 1 Bath	\$2,100
Unit 3 – 3 Beds / 1 Bath	\$2,100
Unit 4 – 2 Beds / 1 Bath	\$1,995

TOTAL CURRENT MONTHLY RENT

\$7,695

TOTAL CURRENT ANNUAL RENT

\$92,340

Michael Liess - NYS Licensed R.E. Broker - 585-500-4500