

FOR SALE

Turn-Key Auto Repair Center 1153 Mud Lane Rd, Rock Stream, NY 14878



The property is offered as a Turn-key Auto center, or Building and Land for adaptable business or industrial use. (Equipment, Supplies and NYS Inspection Certification and Software are not included in the Listed Price. E&S Itemized Package and Price is available for interested qualified Buyers.)

4,400 SF Commercial/Industrial frame/steel building on 8.7 acres. The property is surveyed and scheduled for subdivision from a larger parcel. The Building, Parking and Utilities utilize approx. 2 +/- acres. The remaining contiguous acreage is level field with two road frontages.

The building consist of 450 m/l SF containing 2-offices and customer area. 3,700 m/l SF service/production space in two contiguous areas divided and accessible by an overhead door; 16' clear height ceilings; 1-14' exterior overhead door and 5-12' exterior overhead doors, with the option to enlarge to 14' height without changing building structure.

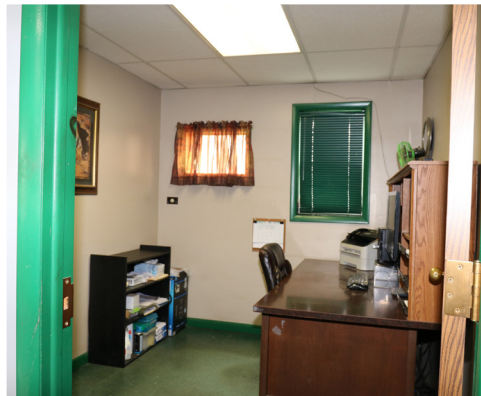
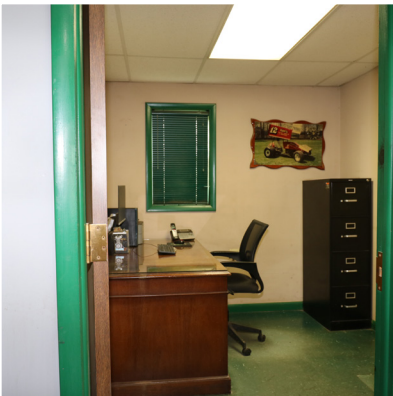
The building is totally insulated with finished steel interior walls and ceilings in the service/production areas. A finished supply storage Mezzanine is accessed from the service area and extends above the office/customer area, the mezzanine is not included in the 4,400 SF.

Gas, in-floor radiant heat services the main service/ production area and office/customer areas; in wall AC in office/customer areas; ceiling hung gas radiant heaters in contiguous service/production area. 200 amp electrical service; Phone and Internet service to the building.



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HANNA
COMMERCIAL REAL ESTATE

217 West Ave, Suite 201, Rochester, NY 14614



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

George Mahler
Real Estate Salesperson
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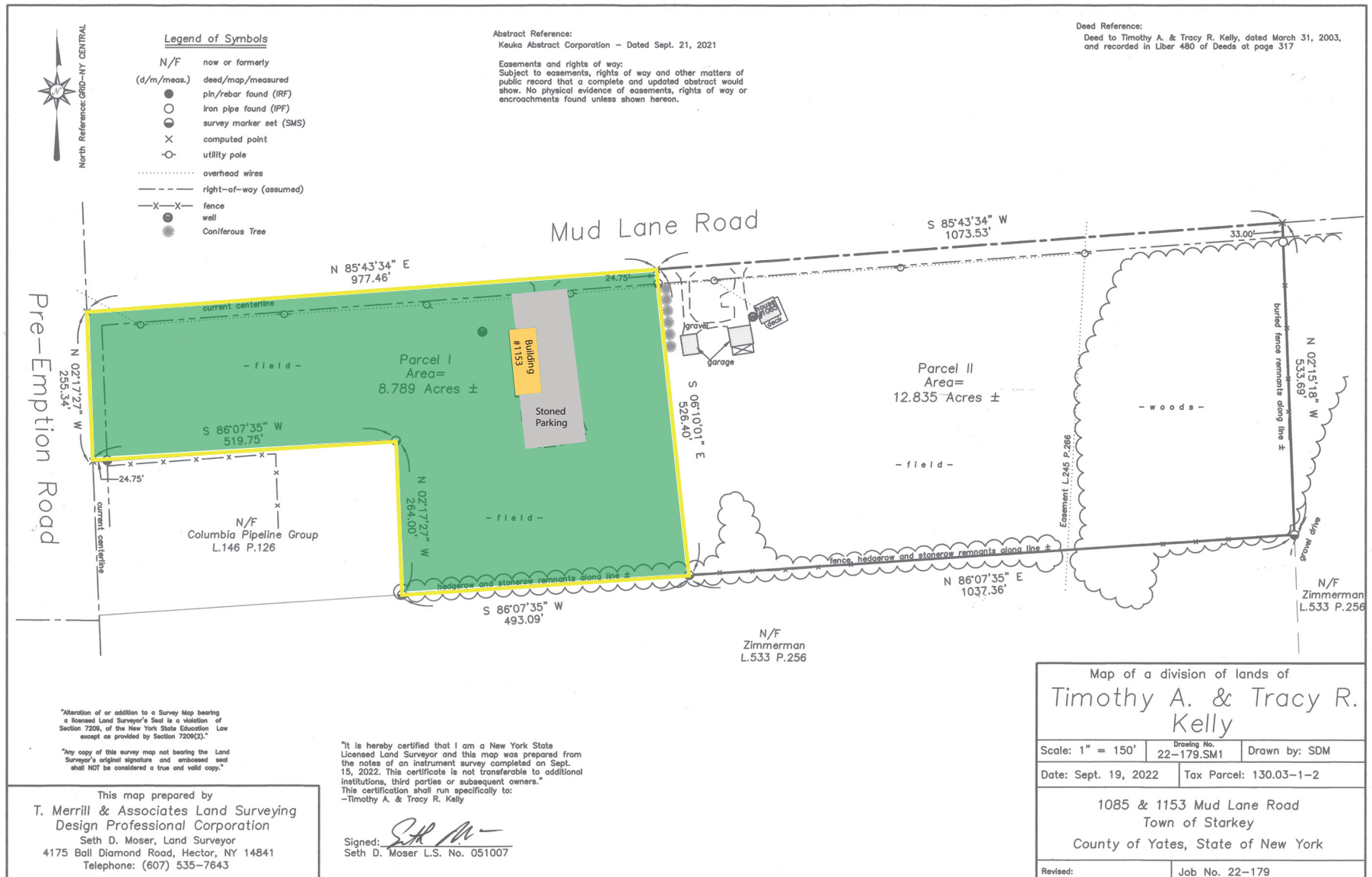
The Garcia Team
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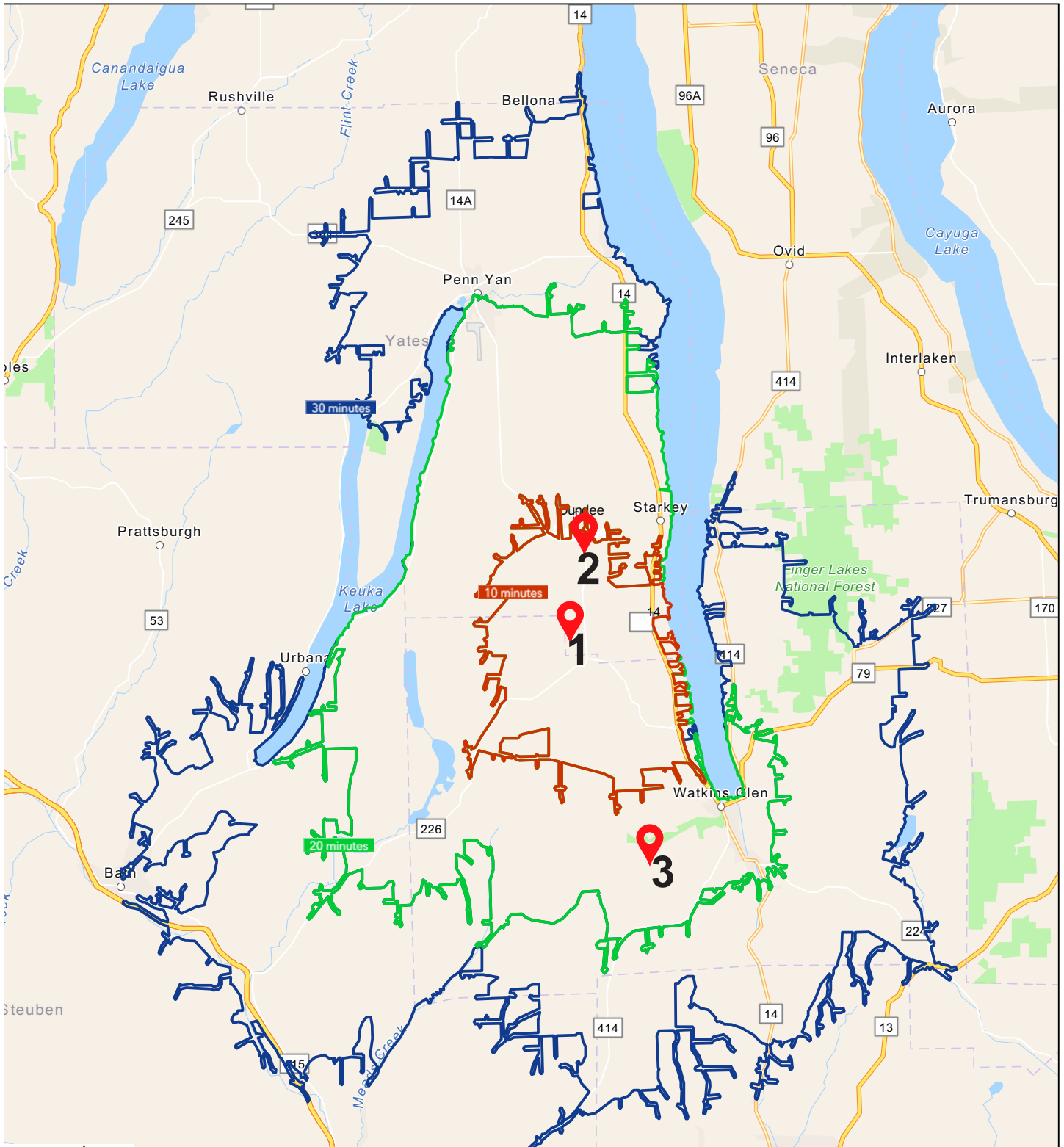
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Drive Time Map - 10 Minutes, 20 Minutes, 30 Minutes

Locations: 1. Site - 1153 Mud Lane Rd. 2. Outlaw Raceway 3. Watkins Glen International



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DEMOGRAPHICS - 15 MILE RADIUS

Summary	Census 2010		Census 2020		2024		2029	
Population	43,052		41,854		41,340		40,797	
Households	17,252		17,316		17,296		17,420	
Families	11,294		10,897		10,672		10,715	
Average Household Size	2.40		2.33		2.32		2.27	
Owner Occupied Housing Units	13,100		12,994		12,905		13,158	
Renter Occupied Housing Units	4,152		4,322		4,391		4,262	
Median Age	43.5		45.2		45.5		46.4	
Trends: 2024-2029 Annual Rate	Area		State		National			
Population	-0.26%		-0.09%		0.38%			
Households	0.14%		0.23%		0.64%			
Families	0.08%		0.16%		0.56%			
Owner HHs	0.39%		0.37%		0.97%			
Median Household Income	2.53%		2.85%		2.95%			
Households by Income			2024		2029			
			Number	Percent	Number	Percent		
<\$15,000			1,500	8.7%	1,375	7.9%		
\$15,000 - \$24,999			1,608	9.3%	1,351	7.8%		
\$25,000 - \$34,999			1,255	7.3%	1,092	6.3%		
\$35,000 - \$49,999			2,262	13.1%	2,099	12.0%		
\$50,000 - \$74,999			3,291	19.0%	3,124	17.9%		
\$75,000 - \$99,999			2,366	13.7%	2,407	13.8%		
\$100,000 - \$149,999			2,793	16.1%	3,156	18.1%		
\$150,000 - \$199,999			1,199	6.9%	1,554	8.9%		
\$200,000+			1,022	5.9%	1,263	7.3%		
Median Household Income			\$63,001		\$71,378			
Average Household Income			\$87,650		\$100,215			
Per Capita Income			\$36,626		\$42,731			
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,297	5.3%	2,305	5.5%	2,229	5.4%	2,180	5.3%
5 - 9	2,439	5.7%	2,359	5.6%	2,285	5.5%	2,051	5.0%
10 - 14	2,793	6.5%	2,371	5.7%	2,283	5.5%	2,194	5.4%
15 - 19	3,284	7.6%	2,603	6.2%	2,506	6.1%	2,401	5.9%
20 - 24	2,625	6.1%	2,487	5.9%	2,374	5.7%	2,281	5.6%
25 - 34	4,054	9.4%	4,403	10.5%	4,343	10.5%	4,206	10.3%
35 - 44	4,820	11.2%	4,317	10.3%	4,444	10.7%	4,429	10.9%
45 - 54	6,809	15.8%	4,706	11.2%	4,453	10.8%	4,480	11.0%
55 - 64	6,416	14.9%	6,611	15.8%	6,074	14.7%	5,363	13.1%
65 - 74	4,126	9.6%	5,884	14.1%	6,051	14.6%	6,162	15.1%
75 - 84	2,388	5.5%	2,788	6.7%	3,249	7.9%	3,840	9.4%
85+	1,003	2.3%	1,019	2.4%	1,049	2.5%	1,209	3.0%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	41,807	97.1%	39,126	93.5%	38,492	93.1%	37,743	92.5%
Black Alone	357	0.8%	277	0.7%	288	0.7%	299	0.7%
American Indian Alone	98	0.2%	104	0.2%	105	0.3%	108	0.3%
Asian Alone	142	0.3%	206	0.5%	212	0.5%	237	0.6%
Pacific Islander Alone	8	0.0%	11	0.0%	14	0.0%	15	0.0%
Some Other Race Alone	140	0.3%	330	0.8%	345	0.8%	364	0.9%
Two or More Races	499	1.2%	1,799	4.3%	1,884	4.6%	2,030	5.0%
Hispanic Origin (Any Race)	656	1.5%	985	2.4%	1,040	2.5%	1,121	2.7%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.