

NY-31

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Albion, NY 14411



**AVAILABLE
17.31 ACRES**

NY-31 4,669 A.A.

Walmart
Supercenter

LAND FOR SALE



Brian Donovan
716.998.2943 | brian@donovanres.com
460 East Ave, Rochester, NY 14607
www.donovanres.com
NY #10491202934



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PROPERTY DESCRIPTION

17.31-acre residential lot. Ideal for a new housing development to address the current shortage of housing in the Rochester MSA. The available access has access to both NY-31 and Allen Road.

LOCATION DESCRIPTION

Part of the Rochester MSA, Albion is the county seat for Orleans County, and is located roughly 30 minutes north/northwest of Rochester, NY. Located along the Erie Canal, Albion is also the intersections of NY-98 and NY-31. Notable national retailers include Walmart Supercenter, Tops, Walgreens, Dollar Tree, Save-a-Lot, AutoZone, McDonald's, Family Dollar, Tim Hortons, Dunkin', Burger King, Advance Auto Parts, and KFC.

Major employers in Albion include Albion Correctional Facility, Orleans Correctional Facility, and the Orleans County offices. Albion's industry is primary agricultural, with robust apple, cabbage, and bean crops.

PROPERTY HIGHLIGHTS

- Wooded lot
- Access on two streets
- Electrical power
- Public water
- No sewer
- [View on YouTube](#)

OFFERING SUMMARY

Sale Price: \$200,000

Lot Size: 17.31 Acres



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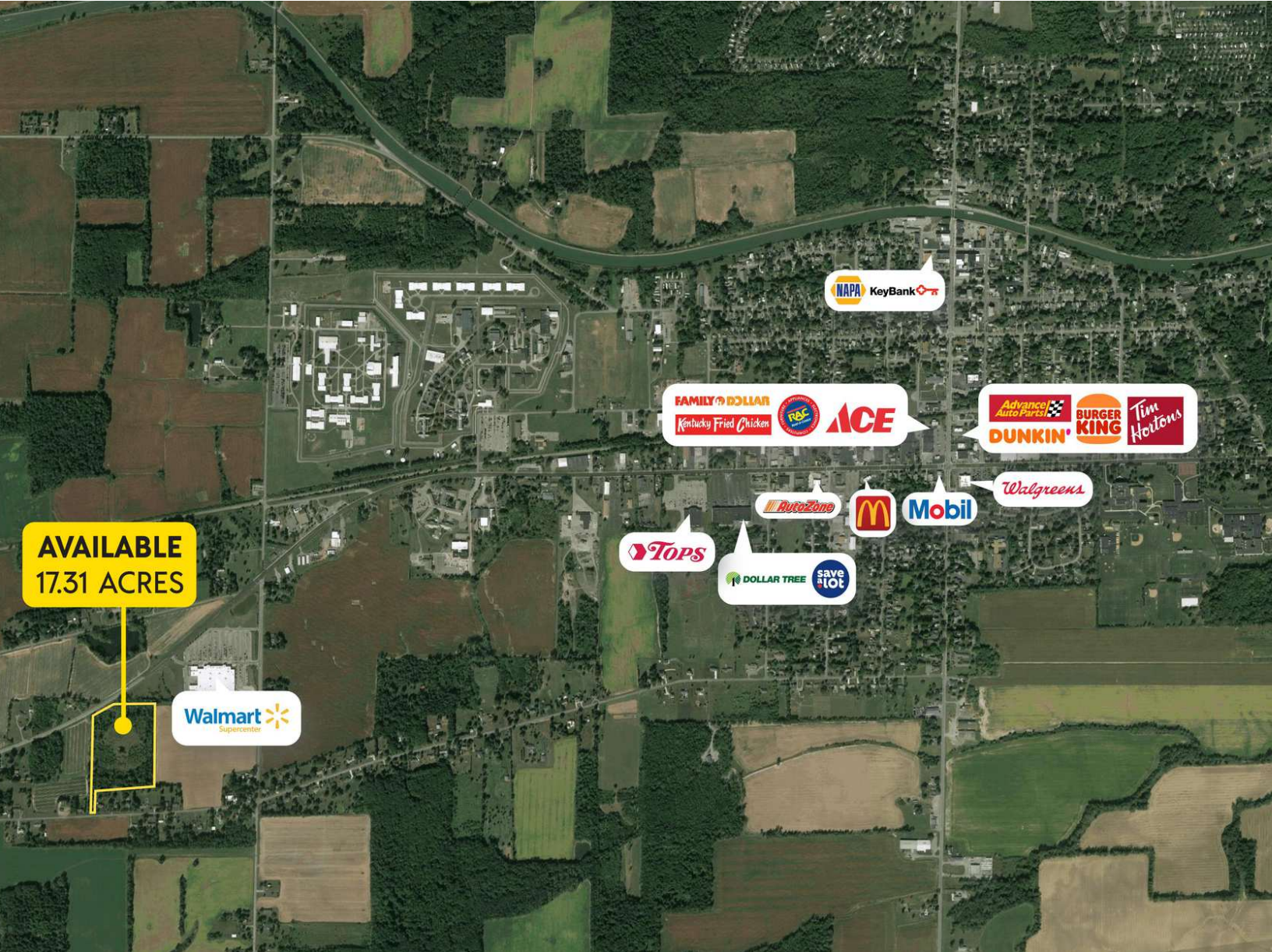
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Property Description Report For: Rt 31 West,
Municipality of Town of Albion

No Photo Available

	Status:	Active
	Roll Section:	Taxable
	Swis:	342089
	Tax Map ID #:	72.-3-31.112
	Property Class:	311 - Res vac land
	Site:	RES 1
	In Ag. District:	No
	Site Property Class:	311 - Res vac land
	Zoning Code:	-
	Neighborhood Code:	20122 - Residential
	School District:	Albion
	Total Assessment:	2020 - \$47,800
Total Acreage/Size:	17.31	
Land Assessment:	2020 - \$47,800	
Full Market Value:	----	
Equalization Rate:	----	
Deed Book:	835	
Grid East:	1242424	
	Property Desc:	
	Deed Page:	7303
	Grid North:	1177829

Area

Living Area:	0 sq. ft.	First Story Area:	0 sq. ft.
Second Story Area:	0 sq. ft.	Half Story Area:	0 sq. ft.
Additional Story Area:	0 sq. ft.	3/4 Story Area:	0 sq. ft.
Finished Basement:	0 sq. ft.	Number of Stories:	0
Finished Rec Room:	0 sq. ft.	Finished Area Over Garage:	0 sq. ft.

Structure

Building Style:	0	Bathrooms (Full - Half):	0 - 0
Bedrooms:	0	Kitchens:	0
Fireplaces:	0	Basement Type:	0
Porch Type:	0	Porch Area:	0.00
Basement Garage Cap:	0	Attached Garage Cap:	0.00 sq. ft.
Overall Condition:	0	Overall Grade:	
Year Built:		Eff Year Built:	

Taxes

Year	Description	Amount
2021	County	\$866.07
2020	County	\$919.08
2020	School	\$751.11

* Taxes reflect exemptions, but may not include recent changes in assessment.



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