



FOR SALE

**14 East Main Street, Village
of Waterloo, NY 13165**



**COLDWELL BANKER
FINGER LAKES**

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**14 E Main Street,
Waterloo NY 13165**

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All properties and services are marketed by Coldwell Banker Finger Lakes in compliance with all applicable fair housing and equal opportunity laws.

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FINGER LAKES

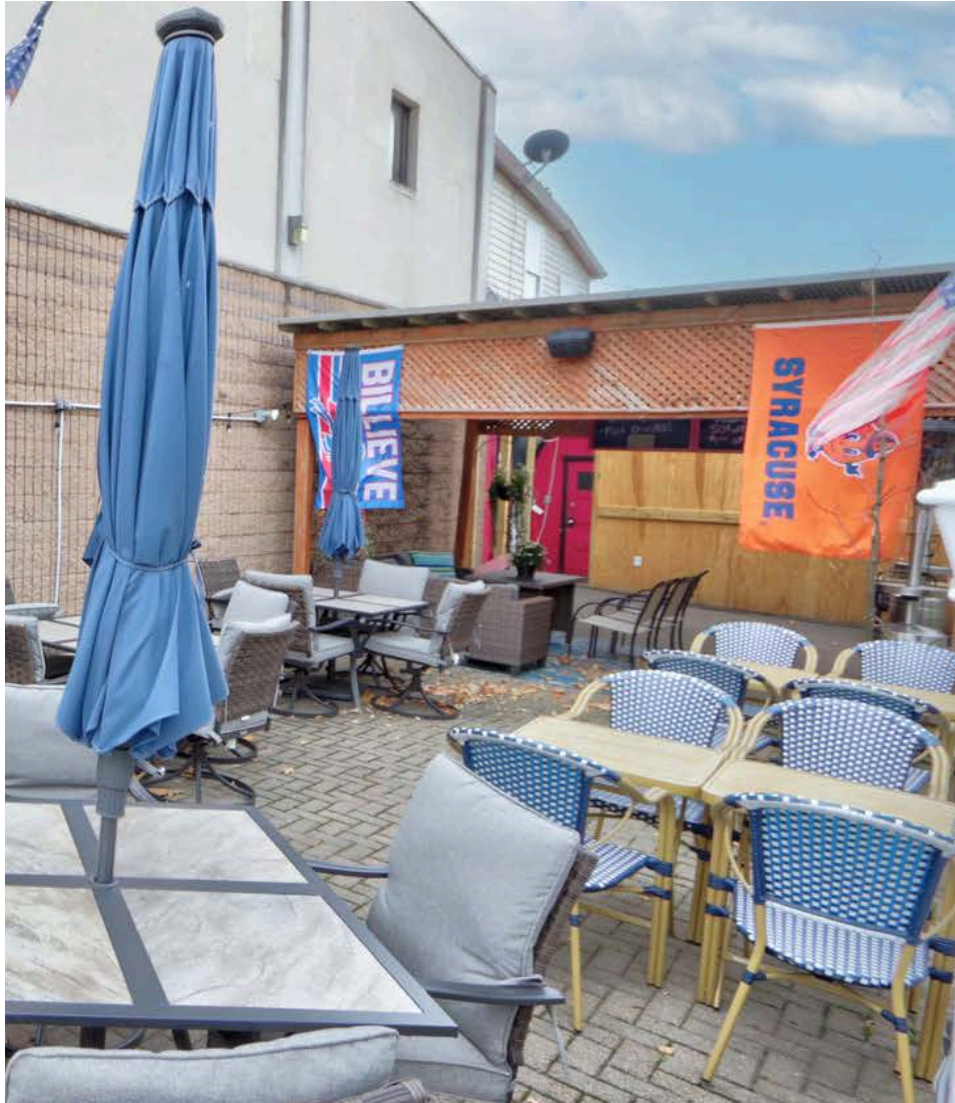
PROPERTY INFORMATION



PROPERTY DESCRIPTION

14 E Main Street,
Waterloo NY 13165

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PROPERTY DESCRIPTION

MLS#: R1575915 List Price: \$269,900

Exceptional Investment Opportunity in the Village of Waterloo Nestled in the picturesque heart of the Finger Lakes region. Boasting 3,494 sq ft of versatile space, this property is a harmonious blend of residential and commercial potential, designed for immediate and consistent cash flow.

Property Features:

- Commercial Unit: A bar space, ideal for continued operation or future business ventures.
- Residential Units:
 - A spacious 1-bedroom apartment, perfect for long-term or short-term rentals.
 - A cozy studio apartment that offers flexible rental opportunities.

With its prime location and strong rental income potential, this property is not only an attractive asset but also a gateway to exploring the serene beauty of the Finger Lakes, including world-class wineries, outdoor recreation, and cultural landmarks.

Whether you're a seasoned investor or just beginning your real estate journey, this unique opportunity in Waterloo is your chance to secure a reliable income stream. Don't miss out on making this property yours!

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EXECUTIVE SUMMARY

14 E Main Street,
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OFFERING SUMMARY

List Price:	269,900
Lot Size:	40'x135'
Public Utilities:	Water, Sewer, Gas and Electric

PROPERTY DETAILS

- Versatile Space: A 3,494 sq ft, 3-unit building combining commercial and residential opportunities.
- Proximity to Amenities: Surrounded by local shops, dining, and essential services for tenants' convenience.
- Investment Potential: High demand for rental properties in this area provides strong income growth opportunities.

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FINGER LAKES

PROPERTY DETAILS

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MLS#:	R1575915		Commercial/Industrial	VR Pricing: No	List Price:	A-Active \$269,900	Tot Units:	3
14 E Main St							# Stories:	2.0
County:	Seneca	Zip:	13165				# Bldgs:	1
Town/City:	Waterloo	Pstl City:	Waterloo		Cross St:	Virginia	Franchise:	No
Area#:	Waterloo Village-Waterloo-453801						Avail Prkg:	8
Village:	Waterloo-Village				Acres:	0.06	Mx Ceil Hgt:	
Subdivision:					Lot Front:	20	Mx OH Dr:	
TxMap#:	453801-013-000-0001-003-000-0000				Lot Depth:	134	On Wtrfrt:	No
Addl TxMap#:					Lot Shape:	Rectangular	Name:	
City Nghbrhd:					Lot #:	3	Island/Name:	No
School Dist:	Waterloo				Lot SqFt:	2,614	Basement:	Full
Type of Sale:	Normal				Gr SqFt:	3,494	Loading:	
High School:					Trans Type:	Sell	Water Frontage Access:	
Middle School:					Year Built:	1850		
Elem School:					Yr Blt Desc:	Existing		
State:	NY - New York	# Attach:	5	# Photo:	30			
HVAC Type:	Forced Air			Sewer/Water:	Public Sewer Connected, Public Water Connected			
HVAC Fuel:	Gas			Boiler Type:				
Electric:				Insulation:				
Energy Eqpt:	None			Septic Location:				
Type of Well:	None			Well Location:				
Grn Bld Vr Type:								
Grn Indoor Air Q:								
Grn Water Cnsvr:								
Additional Information								
Living Qtrts:	Yes/Apartment			# of Leases:	2			
Available Docs:	Other - See Remarks			Constr Mtrls:				
Bldg Misc:				Roof:	Rubber Membrane			
Public Trans:				Accessibility:				
Total # Residential Units:	2			Seller Desires:				
Studio:	1	Docks:						
1 Bed:	1	Rooms:						
2 Bed:		Trk Bays:						
3 Bed:		Employees:						
Financial Information								
Possible Fin:	Commercial Loan, Conventional			Equity:	\$269,900	Town/Cnty Tax:	\$538	
1st Mtg Bal:	\$0			Tax Info:		City/Vil Tax:	\$1,580	
2nd Mrt Bal:	\$0			Assess Val:	\$80,200	School Tax:	\$1,585	
Escrow Agt/Bnk:	Coldwell Banker Finger Lakes/Wayne Bank							
Gross Annl Inc:				Annl Spc Assess:	\$0	Total Taxes:	\$3,703	
Annl Op Exp:				Net Op Income:		Orig. List Price:	\$269,900	
PriceChg Time:								

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COLDWELL BANKER
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PROPERTY PHOTOS

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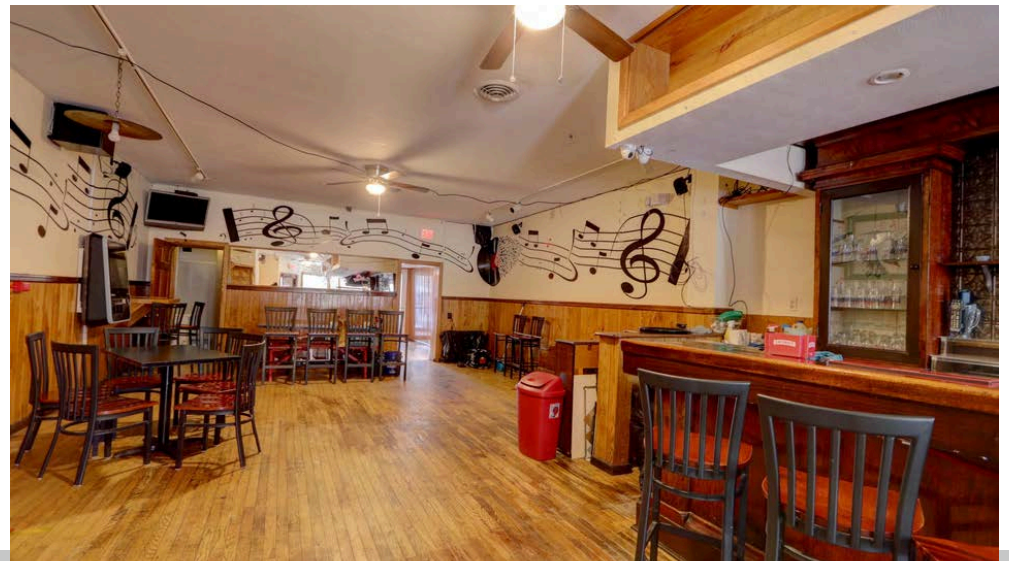


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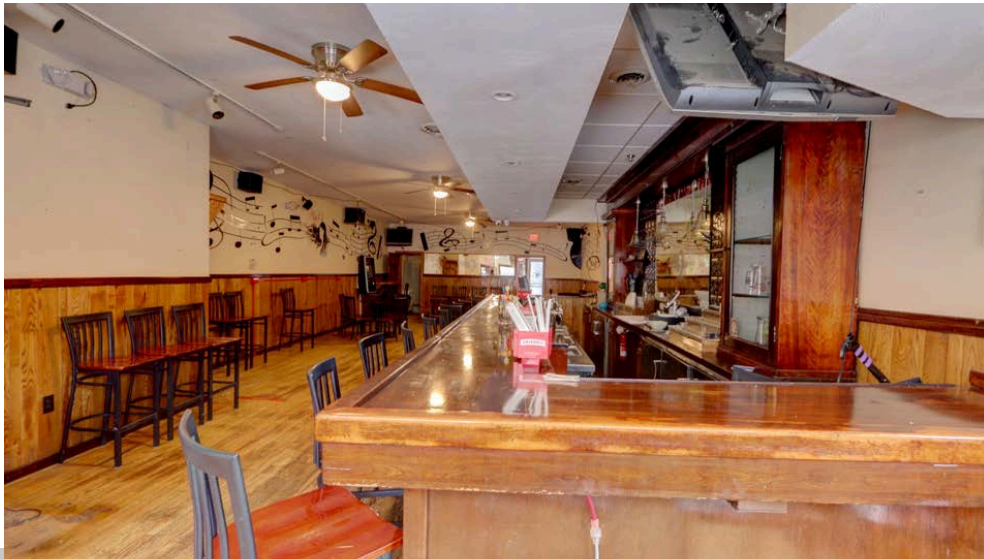


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PROPERTY PHOTOS - APARTMENT 1

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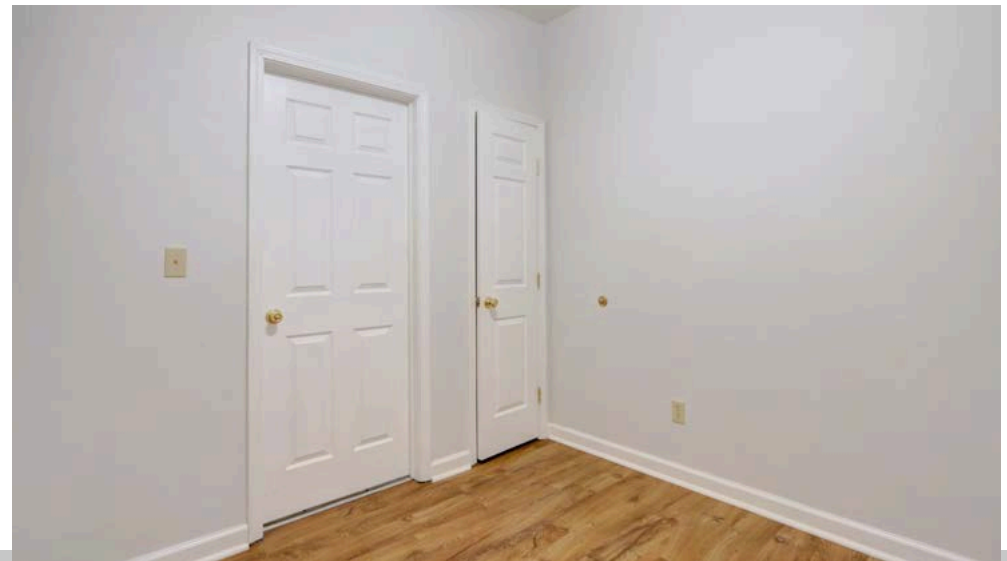


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PROPERTY PHOTOS - APARTMENT 1

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PROPERTY PHOTOS - APARTMENT 2 / COIN-OP LAUNDRY

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COLDWELL BANKER
FINGER LAKES



ZONING

Legend

Canal

Zoning Districts

- R1- Residential
- R2- Residential
- R3- Residential
- R4-Residential
- SD- Service District
- GB- General Business
- CB- Central Business
- LI- Light Industry
- HI- High Industry

14 E Main Street,
Waterloo NY 13165

CB- Central Business District

[Amended 12-9-2013 by L.L. No. 2-2013]

Purpose. The Central Business District is the heart of the Village. Supporting a thriving and successful business community is regarded as a critically important objective. The purpose of the Central Business District is to better serve the residents of the Waterloo community with zoning and codes that focus on increasing safety, security, and ensuring development of retail, commercial, and residential space that respects the historic and pedestrian-friendly nature of the Village's downtown area.

Permitted uses: Retail stores; Business and professional offices; Personal services; Restaurants; bars; Hotels; Residential, only on second, third or fourth floor; Parking as an accessory use to a principal building; Religious institutions; Governmental offices or services.

By special permit: Apartments, only on second, third or fourth floor; Retail mall; Outlet mall; Signs; Other commercial uses upon a finding by the Village Board that such uses are compatible with those permitted and which will not be detrimental to other uses within the district or to adjoining land users.

Lot and building rules. All lots shall have no front yard, and the principal building thereon shall abut the sidewalk, except existing residential-house-type structures, regardless of their current use, shall have and maintain a front yard setback from the front lot line to the structure's original building front line. All lots shall have a minimum total side yard of 20 feet but are encouraged to have no side yard and for the principal building thereon to abut the principal building(s) next to it where feasible. All principal buildings shall be a minimum of two aboveground stories and a maximum of four aboveground stories high. Drive-throughs are permitted under the following conditions only: Only one drive-through lane per building lot; Drive-throughs shall be located entirely behind the principal building and shall not be visible from the street; Drive-throughs may not exit directly onto a street; Drive-throughs are permitted only on lots where at least 10 motor vehicles can be stacked on the lot and separate from the parking circulation while waiting for service at the drive-through. Parking is not a permitted use and may only be constructed as an accessory use. Parking, if any, shall be located entirely behind the principal building on the lot. No parking shall front on any street. Commercial uses may be located on any floor of a principal building; however, residential uses shall only be located on the second, third or fourth floors of multi-use buildings. Principal buildings shall have no more than 7,500 square feet of total area on any floor, and may not exceed 60 feet in height.

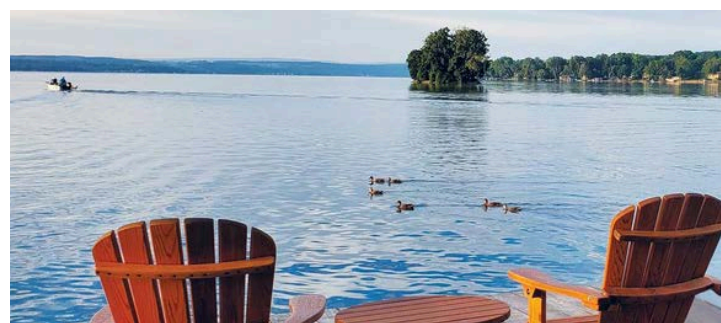
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ABOUT THE FINGER LAKES



ABOUT THE FINGER LAKES

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ABOUT THE FINGER LAKES

The Finger Lakes region, renowned for its breathtaking landscapes and vibrant cultural scene, offers an idyllic escape for nature lovers, adventure seekers, and wine enthusiasts alike. Nestled between sparkling lakes and rolling hills, this area boasts a rich tapestry of outdoor activities, from hiking and boating to wine tasting at world-class vineyards. The Finger Lakes' picturesque towns are brimming with historic charm and a warm, welcoming community spirit, making it a haven for both relaxation and exploration. Seasonal festivals, artisanal markets, and farm-to-table dining experiences add to the allure, ensuring there's always something exciting to discover.

Seneca County, at the heart of the Finger Lakes, embodies the very essence of this enchanting region. Home to the stunning Seneca Lake, the largest and deepest of the Finger Lakes, the county offers unparalleled opportunities for water sports and scenic lakefront relaxation. Visitors can explore renowned wineries along the Seneca Lake Wine Trail, indulge in local culinary delights, and immerse themselves in the area's rich history at its numerous museums and heritage sites. With its blend of natural beauty, cultural treasures, and recreational activities, Seneca County stands out as a prime destination for travelers seeking an unforgettable experience in the Finger Lakes region.

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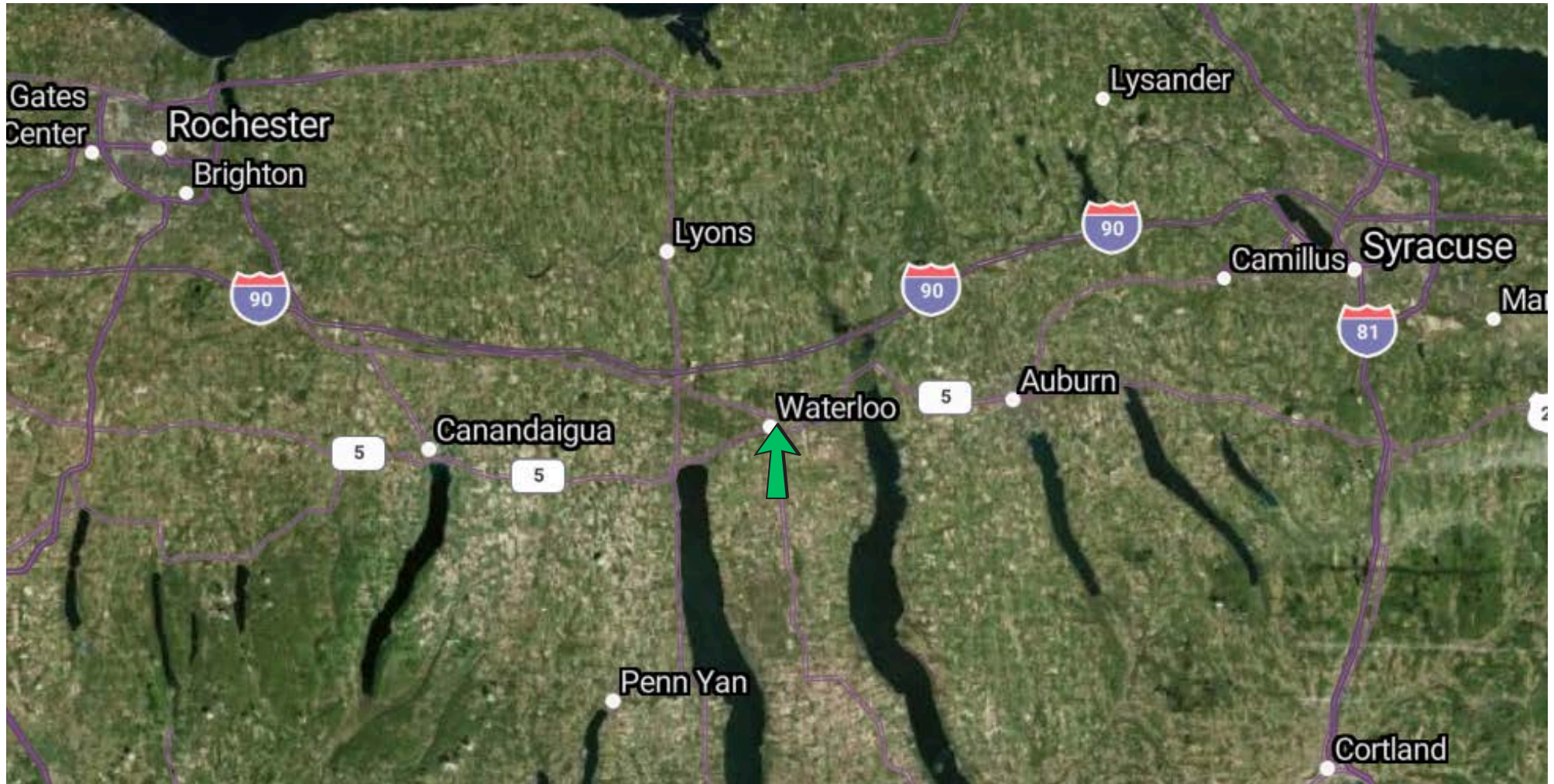


LOCATION INFORMATION

REGIONAL MAP

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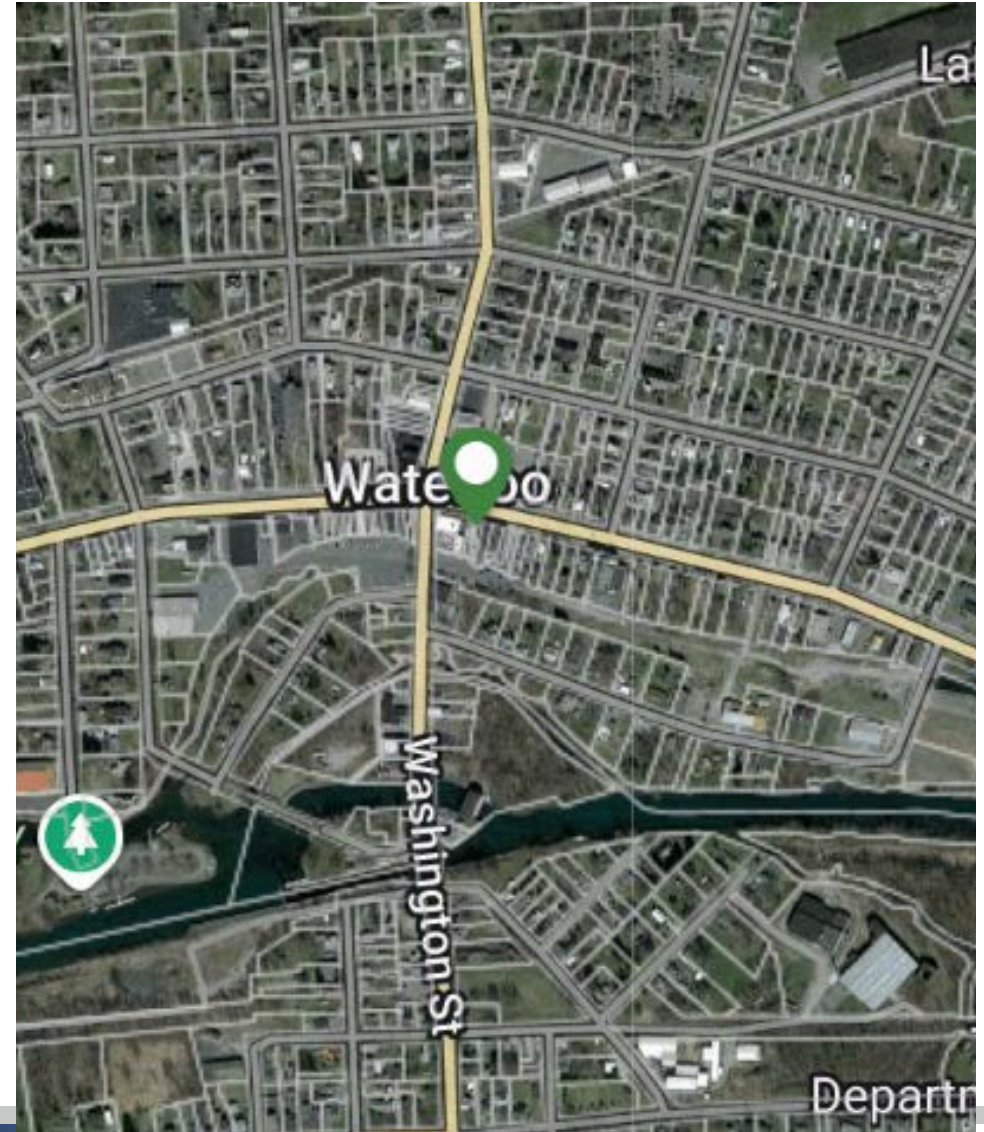


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AREA MAP

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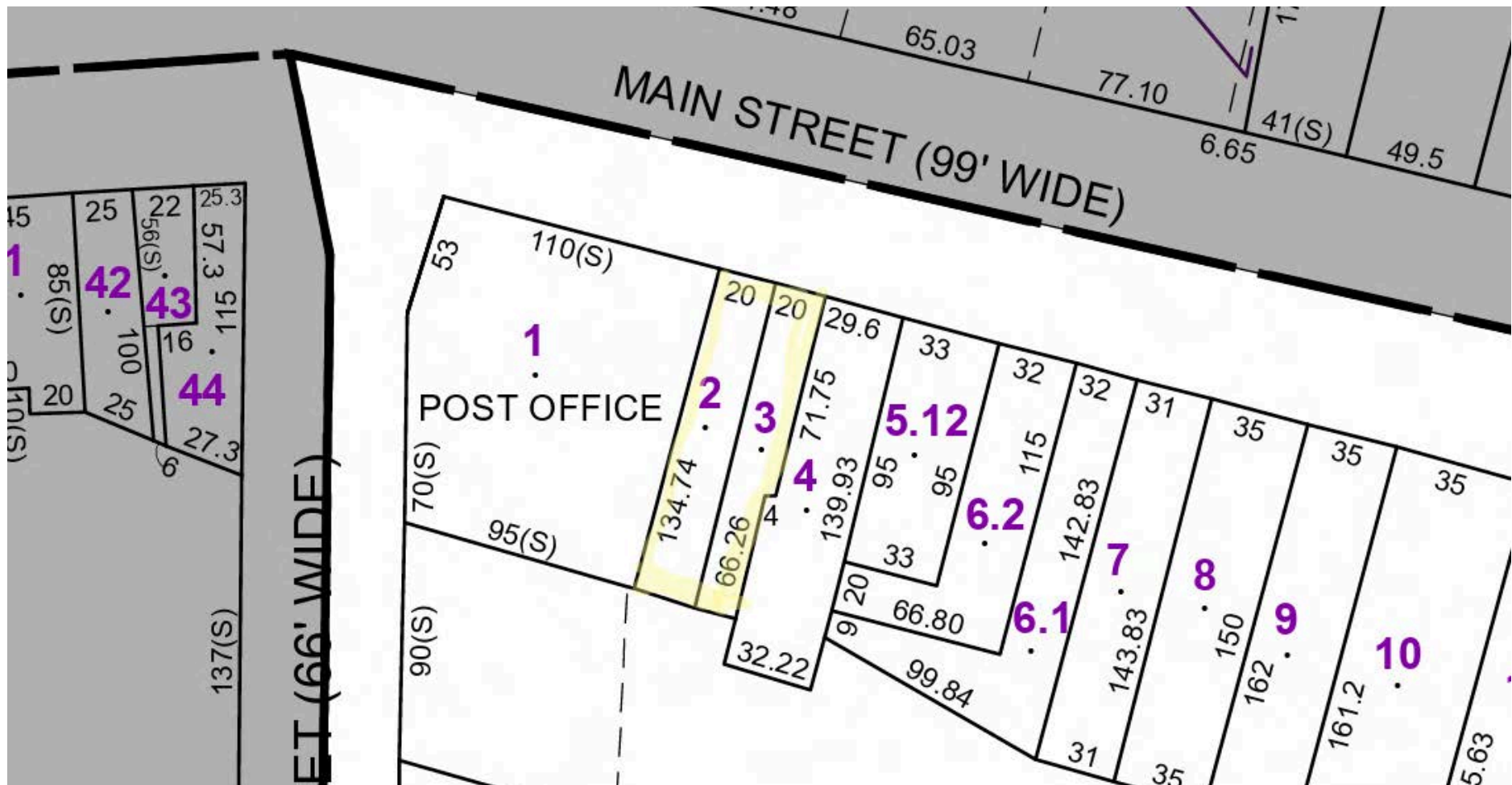


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TAX MAP

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STREET VIEW

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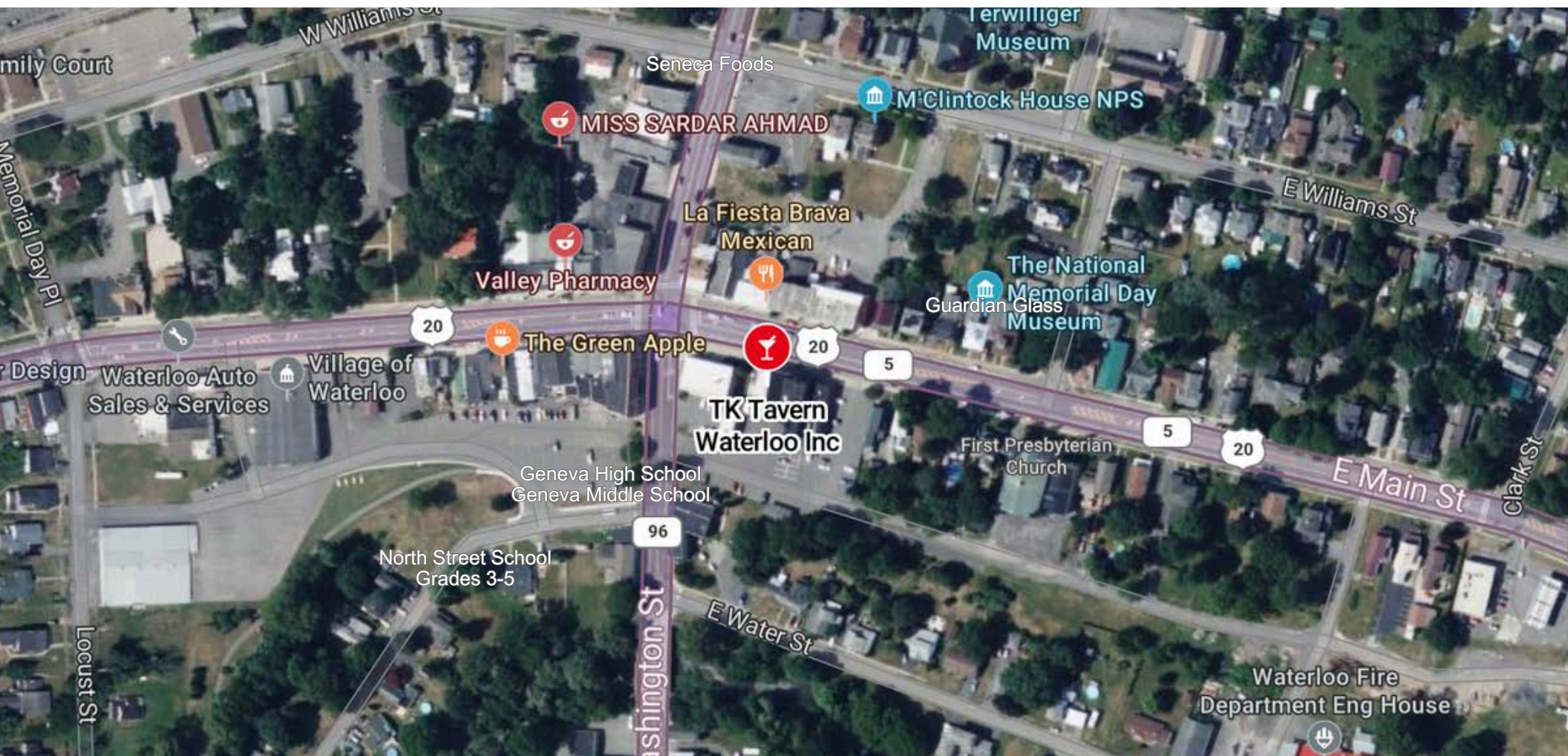


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RETAILER MAP

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FINGER LAKES



DEMOGRAPHICS

14 E Main St, Waterloo, NY 13165-1431, Seneca County

APN: 453801-013-000-0001-003-000-0000 CLIP: 3729202859

POPULATION

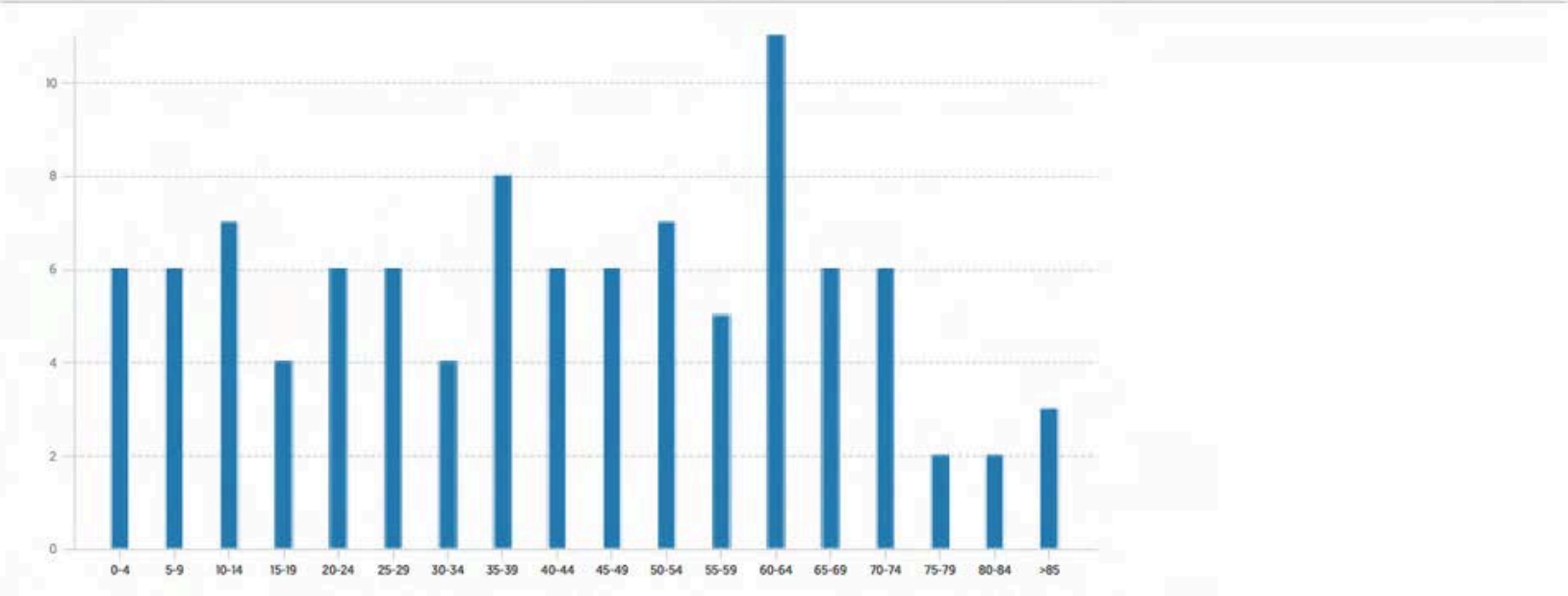
SUMMARY

Estimated Population	8,693
Population Growth (since 2010)	3.4%
Population Density (ppl / mile)	25
Median Age	43.2

HOUSEHOLD

Number of Households	3,290
Household Size (ppl)	2
Households w/ Children	1,822

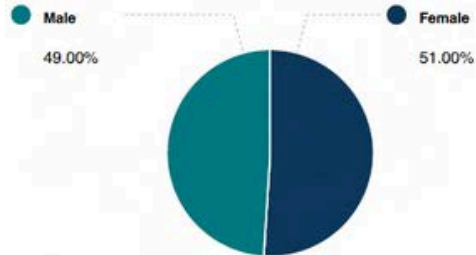
AGE



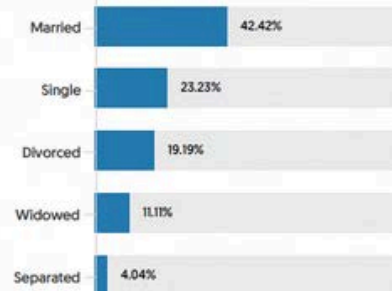
DEMOGRAPHICS REPORT

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GENDER



MARITAL STATUS



HOUSING

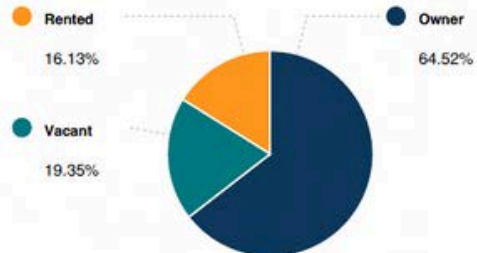
SUMMARY

Median Home Sale Price	\$76,600
Median Year Built	1979

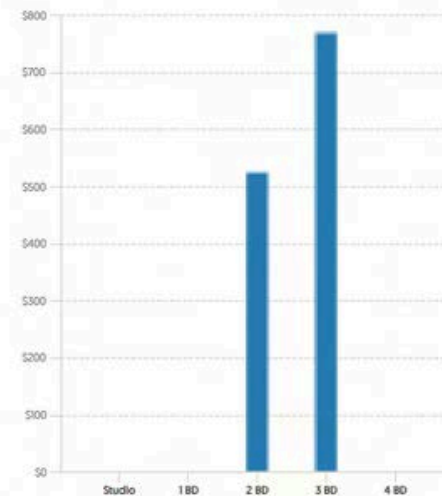
STABILITY

Annual Residential Turnover	12.71%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)



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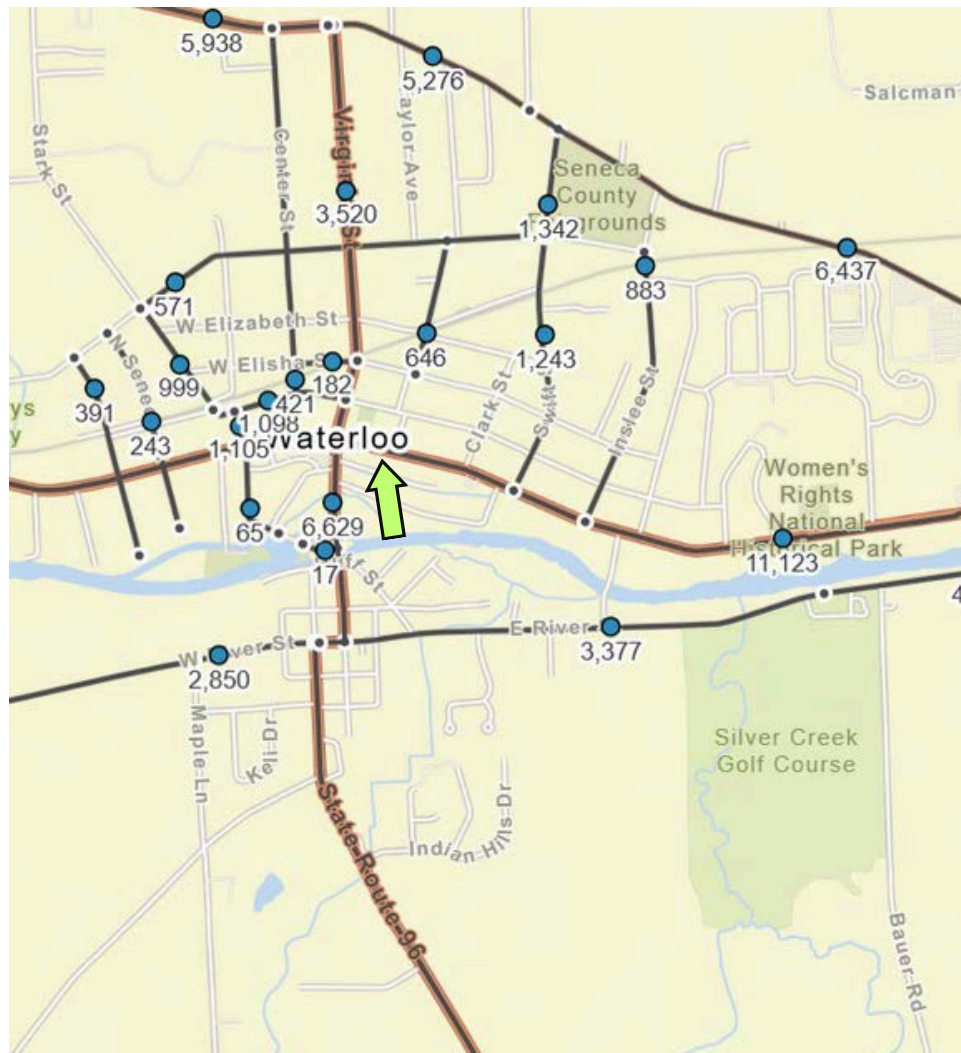


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TRAFFIC COUNTS

14 E Main Street,
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Routes 5 and 20

11,123 Vehicles Per Day

Virginia Street

3,520 Vehicles Per Day

Washington Street

6,629 Vehicles Per Day

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COLDWELL BANKER

FINGER LAKES

MEET THE TEAM

MEET THE TEAM

14 E Main Street,
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