



40 Clinton St
Brockport, NY 14420



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For Sale

109 S Union St - Overview

Sale Type:	Investment
Price:	\$499,000
Property Type:	Mixed Use
Number of Buildings:	1
Land Acres:	.19 AC
Building Size:	6,840 SF
Parking :	20 Spaces
Year Built:	1850
No. of Units	4
# of Floors:	2



Property Highlights



Mixed use building with 2 commercial units and 2 residential units



Includes parking lot adjacent to the building



Located on the canal in the village of Brockport

Building Improvements







New gym on the 2nd Floor in 2023



Apartments removed in 2021

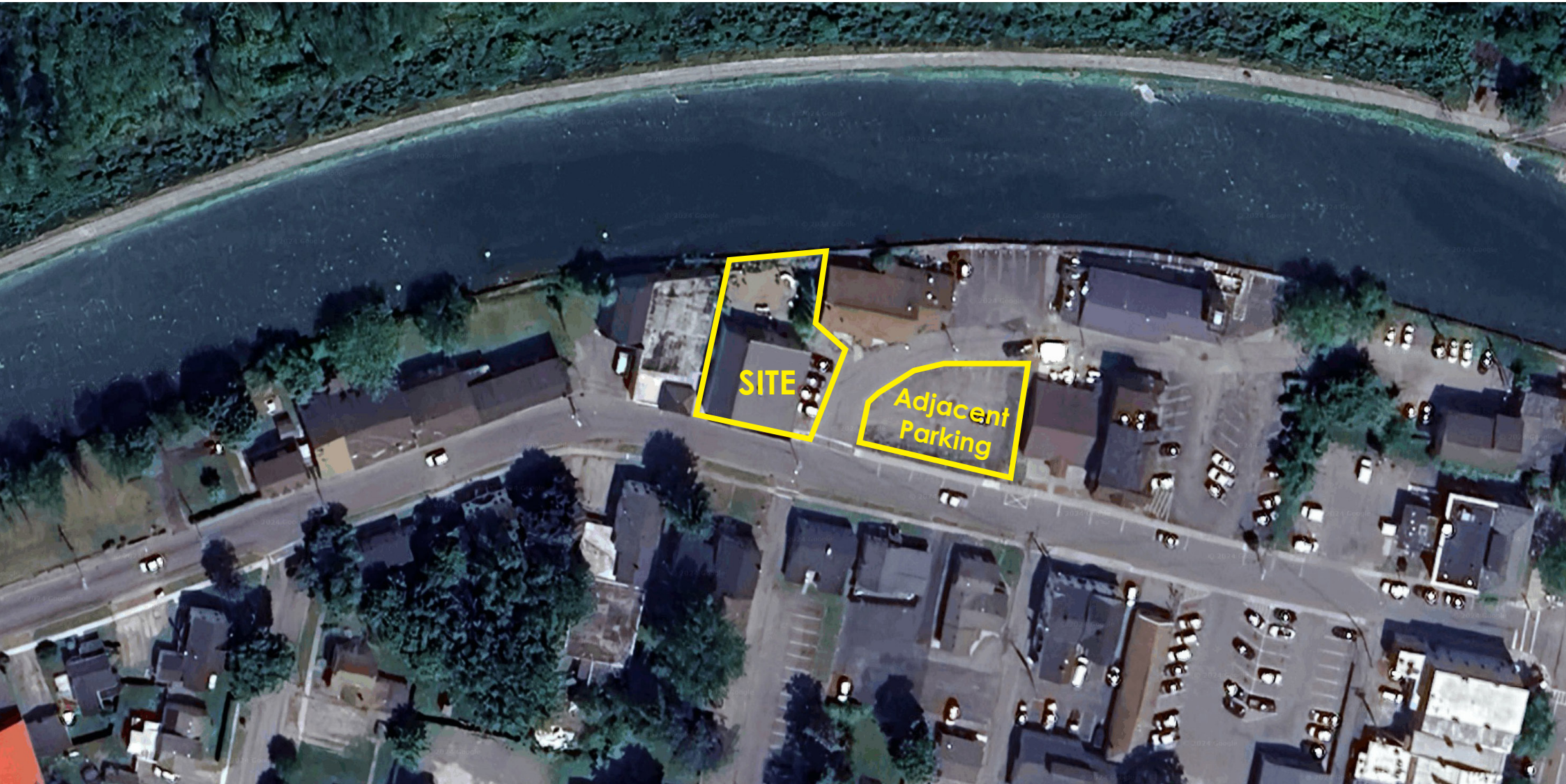
Demographics

		3 miles	5 miles	10 miles
	Population	16,957	24,977	79,653
	Households	6,648	10,034	32,434
	AVG HH Income	\$84,099	\$93,530	\$104,720
	Median Age	29.7	32.6	37.3

DEMOGRAPHICS	3 miles	5 miles	10 miles
Total Businesses	456	594	1,689
Total Employees	3,981	5,116	17,776
Occupation Types			
Business/Management	1,466	2,135	6,631
Professional	2,184	3,150	10,404
Service	1,354	1,866	5,545
Sales/Office	1,657	2,301	7,506
Farming/Forestry	51	67	147
Construction/maintenance	371	776	2,773
Production/Transportation	838	1,374	4,827
White Collar Workers	5,306	7,585	24,541
Blue Collar Workers	2,615	4,083	13,292
Labor Force			
Labor Population	13,257	19,600	63,285
Total Males	7,509	10,705	32,321
Total Females	5,748	8,895	30,964
Unemployment	1.9%	1.7%	2.0%



Site Plan



Area Map





Justin Merriam
Licensed Real Estate Salesperson

At Flaum Management, our best-in-class property management team in Rochester, NY has successfully executed development in all facets of real estate throughout the Northeast. But we take the most pride in developing relationships: nurturing business, witnessing growth, and embracing the wide-ranging assets of our region's commercial landscape



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