



MOBILE HOME PARK REDEVELOPMENT OR NEW DEVELOPMENT SITE

2275 New York 104, Ontario, NY 14519



PROPERTY DESCRIPTION

****VALUE ADD MOBILE HOME PARK OR DEVELOPMENT SITE****

****2275 New York 104, Ontario, NY 14519****

With prime location in Ontario, NY, this parcel holds incredible value and potential for the savvy investor. The surrounding area boasts a multitude of amenities and conveniences, making it an ideal spot for a thriving community.

NY 104 is a primary east-west regional route across Wayne County, carrying commuter and commercial traffic between Rochester-area suburbs and Wayne County. Sites along 104 have strong signage and drive-by visibility. The surrounding area boasts a multitude of amenities and conveniences, making it an ideal spot for a thriving community.

The VALUE ADD MOBILE HOME PARK OR DEVELOPMENT SITE presents a unique chance to create something truly special. Complete the remaining 14 pads allowed on the site or a develop into a completely different use.

PROPERTY HIGHLIGHTS

- 19 approved home sites, 5 completed with public water and sewer (no private wells or septic).
- One single family home and detached garage, currently leased MTM
- Ideal candidate for full infill/rebuild or scrape and redevelop strategy.
- Frontage on Route 104, a four-lane principal arterial with strong regional connectivity and visibility.
- Seller willing to remove existing mobile homes for a clean slate to the buyer.
- Multiple exit strategies - Reposition and complete as an upgraded manufactured housing community, or redevelop to commercial (retail, service, office, medical, etc.), subject to zoning and approvals.
- Town of Williamson, is a key growth area in western Wayne County with existing industrial, commercial, and residential nodes along Route 104

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	39	214	730
Total Population	88	490	1,699
Average HH Income	\$75,723	\$76,491	\$81,425

OFFERING SUMMARY

Sale Price:	\$549,000
Lot Size:	4.27 Acres
NOI:	\$40,004.66
Cap Rate:	6.0%

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