

4,198+/- SF Retail/Gas Station/Apartment

1292 Oak Orchard Rd, Kent, NY 14477

**SALE PRICE****\$299,000****OFFERING SUMMARY**

Lot Size: 0.74 Acres

Year Built: 1900

Building Size: 4,198 SF

Zoning: Commercial

Price / SF: \$71.22

PROPERTY OVERVIEW

Introducing 1292 Oak Orchard Rd, Kent, NY - an exceptional Mixed-Use commercial opportunity! This 4,198+/- SF free-standing building, constructed in 1900, is perfectly positioned on 0.74+/- acres of prime commercial land. Ideally zoned for Retail / Free Standing Building use, this property was the home of two former landmark businesses, with a spacious apartment above. Retail space offers a walk-in cooler, and a newly installed A/C unit. With a large parking lot. Gas tank has been out of operation but always maintained. No inventory included in the sale price, this property offers immense potential for savvy investors. Don't miss your chance to own a piece of history in the thriving Kent area. Must have appointment.

LOCATION OVERVIEW

Located on Old Orchard Rd between Rt. 98 and Rt. 18. 1 mile from Point Breeze and Lake Ontario.

PROPERTY HIGHLIGHTS

- LOT: 0.74 +/- Acres: 138' +/- X 234' +/-
- Large Apartment above Business
- Walk in Cooler
- New A/C Unit
- Large Parking Lot



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ADDITIONAL PHOTOS

4,198+/- SF Mixed-Use Retail/Gas Station/Apartment
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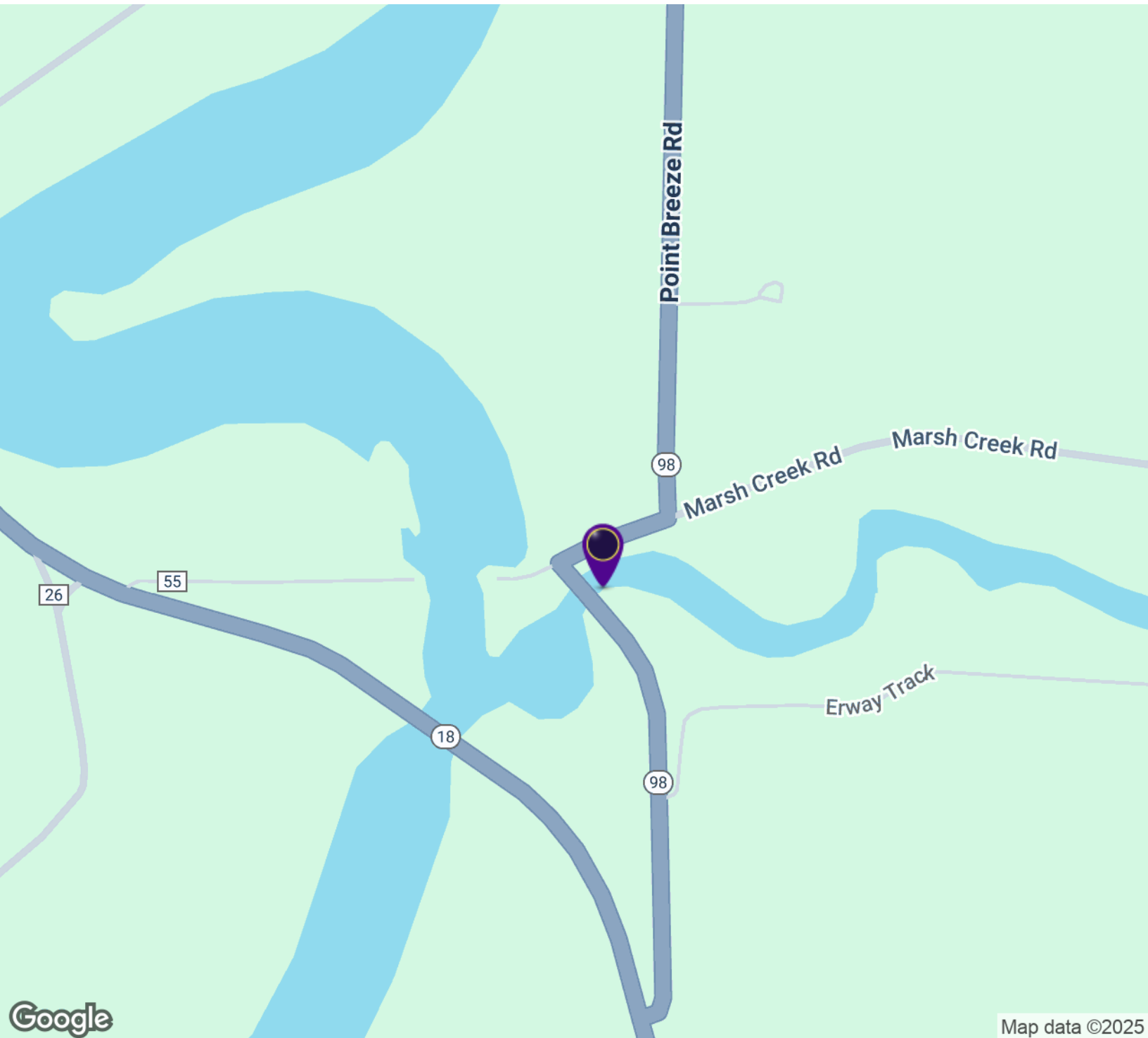
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LOCATION MAP

1292 Oak Orchard Rd - Motivated Seller - 4,198+/- SF Mixed-Use Retail/Gas Station/Apartment

1292 Oak Orchard Rd, Kent, NY 14477



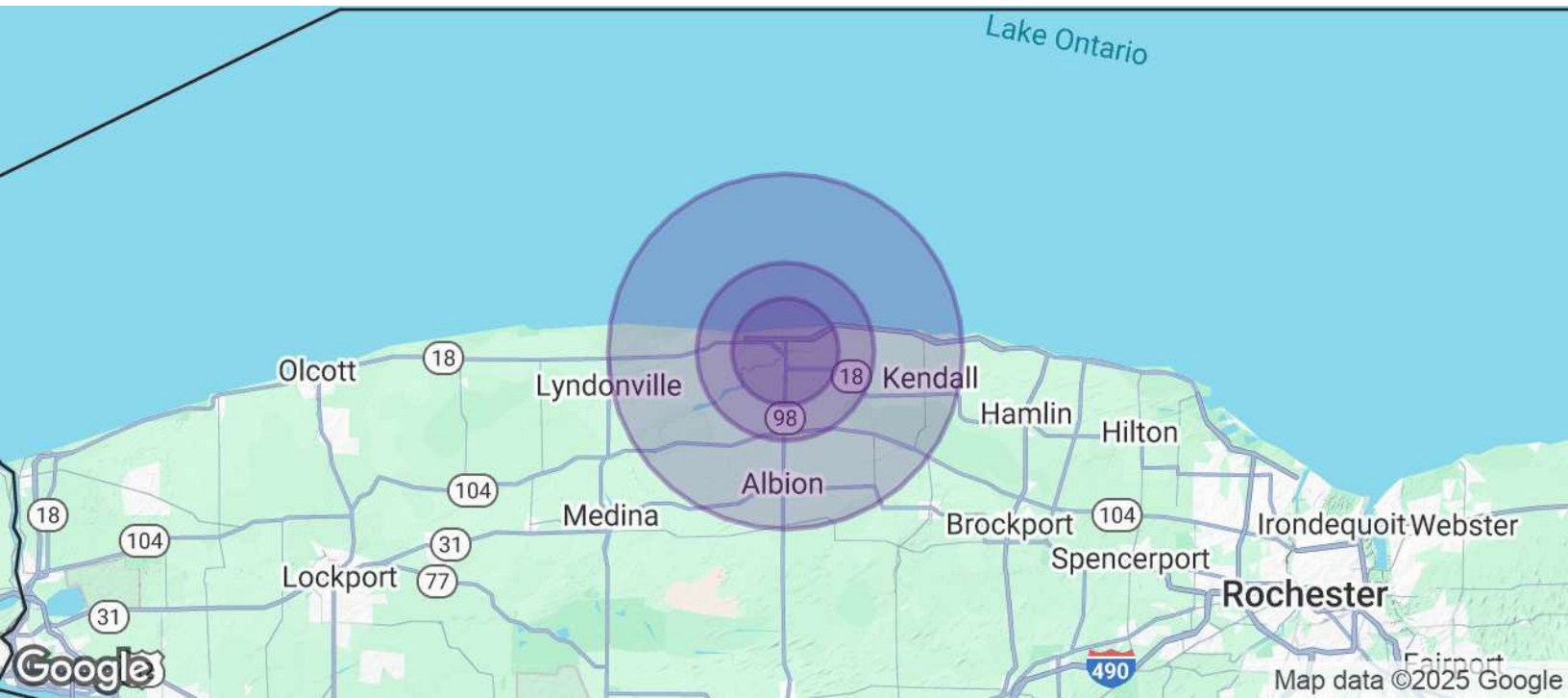
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DEMOGRAPHICS MAP & REPORT

1292 Oak Orchard Rd - Motivated Seller - 4,198+/- SF Mixed-Use Retail/Gas Station/Apartment

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	1,263	3,103	18,985
Average Age	46	46	43
Average Age (Male)	45	45	42
Average Age (Female)	47	47	43
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	544	1,318	7,428
# of Persons per HH	2.3	2.4	2.6
Average HH Income	\$102,368	\$98,006	\$82,448
Average House Value	\$181,331	\$186,046	\$170,381

* Demographic data derived from 2020 ACS - US Census



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