



New Listing

MLS#: **R1415357** Commercial/Industrial List Price: **A-Active \$10,000**
85 Goodway Dr
 County: **Monroe** Zip: **14623** Acres: **1.31**
 Town/City: **Henrietta** Pstl City: **Rochester** Cross St: **Winton Rd**
 Area #: **Henrietta-263200**
 Subdivision:
 TxMap#: **263200-163-050-0001-082-100**
 City Nghbrhd:
 School Dist: **Rush-Henrietta**
 High School:
 Middle School:
 Elem School:

Lot Front: **70**
 Lot Depth: **309**
 Lot Shape: **Irregular**
 Lot #: **82**
 Gr SqFt: **10,400**
 Trans Type: **Lease**
 Year Built: **1994**
 Yr Blt Desc: **Existing**
 # Photo: **50**

General Information

Category: **Business Opportunity, Commercial, Industrial-Heavy, Industrial-Light** Tot Units: Office SqFt:
 Sale Incl: **Equipment, Inventory, Land, Building and Business, Other - See Remarks** # Stories: **1.0** Manuf SqFt:
 Type Bldg: **Automotive, Other - See Remarks** # Bldgs: **1** Res SqFt:
 Bus Name: Franchise: **No** Retail SqFt:
 Bus Type: **Automotive/Transportation** Avail Prkg: **50** Leased SqFt:
 Elec Svc: **220V** Mx Ceil Hgt: **16** Whrse SqFt:
 Prop Use: Mx OH Dr: **13** Vacant SqFt:
 Location: **Business District, Industrial, Other - See Remarks** On Wtrfrt: **No**
 Floor: **Carpet, Concrete** Name:
 Parking: **50/On Site, Other - See Remarks, Surfaced** Basement: **None**
 Zoning: **COMMERCIAL** Loading: **Drive In Doors, Other - See Remarks**
 Public Remarks: **RENT ON PROPERTY IS \$10,000/MONTH WITH A TRIPLE NET LEASE SUBJECT TO PURCHASING THE BUSINESS FOR \$4,495,000. PROPERTY IS NOT FOR LEASE WITHOUT BUYING THE BUSINESS. TOTAL PURCHASE LISTING CAN ALSO BE REFERENCED IN THE MLS AT R1376611. AMAZING PROPERTY & BUSINESS OPPORTUNITY! 1ST TIME ON MARKET! "CASH COW" TURNKEY BUSINESS! LOCATION! LOCATION! LOCATION! THIS IS A ONE OF KIND BUSINESS OPPORTUNITY INCLUDING: 1.) PRIME BUSINESS LOCATION IN THE TOWN OF HENRIETTA CONVENIENTLY LOCATED NEARBY RT 590, RT390 & RT 490 WITH EASY ACCESS TO RT 90 (THRUWAY) & ALL OF WESTERN NY INCLUDING 1.3+ ACRES WITH PARKING FOR 50+ CARS! 2.) 10,400 SQ FT QUALITY CONSTRUCTED BUILDING WITH SHOWROOM, OFFICE SPACE, THREE STORAGE BAYS WITH FIVE 13.5' OVERHEAD DOORS (DRIVE THROUGH), 16' CEILINGS. EXTRA LONG 28,600 LB LIFT. COMPLETE AUTOMOTIVE/AUTOBODY REPAIR FACILITY & MORE! 3. WESTERN NY PREMIER TRANSPORTATION BUSINESS INCLUDING BRAND NAME, VEHICLES & EQUIPMENT. LONG TIME BUSINESS OWNER WILL TRAIN NEW OWNER. THIS IS A GOLDEN OPPORTUNITY FOR ANY POTENTIAL INVESTOR THAT WANTS THE BEST OF EVERYTHING....PROPERTY, BUILDING, INVENTORY & BUSINESS....TOTALLY TURNKEY IN MAKING MONEY!**

Unbranded VT:
 Aerial Drone Video:
 Virtual Tour 3D:

Directions: **FROM 590 TURN ONTO WINTON RD HEADING SOUTH CROSS THE CANAL THEN TURN LEFT ON THE GOODWAY DRIVE (JUST PASSED VALLEY CADILLAC)**

Lease Information

# Avail SF	\$/SqFt	Lease Desc	Lse Trm Remn	SqFt Desc	Mnth Rent
1	10,400	\$0.96 Monthly	1-2 Years, 3-5 Years, Negotiable, Other - See Remarks	Triple	\$10,000

Tenant Pays: **Electric, Heat, Insurance, Janitorial Services, Maintenance, Other - See Remarks, Rent, Security, Taxes, Utilities, Water**

Utilities Information

HVAC Type: **AC-Central, Forced Air, Multi-Zone, Other - See Remarks** Sewer/Water: **Other - See Remarks, Public Sewer Connected, Public Water Connected**
 Heating Fuel: **Gas** Boiler Type:
 Type of Well: **None** Well Location:

Additional Information

Living Qrtrs: **No**
 Available Docs: **Certificate Of Occupancy, Other - See Remarks, Survey**
 Bldg Misc: **Air Compressor, Carpet, Floor Drain, Furniture/Equipment, Offices, Restroom - Office, Tools**
 Public Trans: **1 Block** Construction: **Concrete, Metal, Reinforced Concrete**
 Total # Residential Units: Roof: **Built-Up/Tar, Metal**
 Studio: Docks: Yrs Estb:
 1 Bed: Rooms: Seat Cap: Accessibility:
 2 Bed: Trk Bays: **3** Seller Desires:
 3 Bed: Employees:

Financial Information

Possible Fin: **Cash, Conventional** Type of Sale: **Normal**
 1st Mtg Bal: **\$0** Equity: **\$10,000** Town/Cnty Tax: **\$4,904**
 2nd Mrt Bal: **\$0** Tax Info: City/Vil Tax: **\$0**
 Assess Val: **\$371,600** Annl Spc Assess: **\$0** School Tax: **\$7,043**
 Gross Annl Inc: Net Op Income: **-11,947** Total Taxes: **\$11,947**
 Annl Op Exp:
 Inc/Exp Info: **Provided By Accountants**
 Op Exp Incl: **Accounting/Legal, Advertising, Electric, Insurance, Repairs/Maintenance, Sewer, Snow Plow, Utilities, Water**

Closed Date: Sale Price: DOM: **1**
 MLS#: **R1415357**
 Richard J. Testa Howard Hanna
 NY Licensed Assoc. R.E. Broker 2349 Monroe Avenue Rochester, NY 14618

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INCLUDES EXCELENT TRANSPORTATION VEHICLES



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SHOWROOM ENTRANCE



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EXTERIOR PARKING



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AERIAL VIEW OF PROPERTY & SURROUNDING AREA



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EXCELENT LOCATION - QUALITY BUILT COMMERCIAL BUILDING AND "CASH COW" TURNKEY BUSINESS

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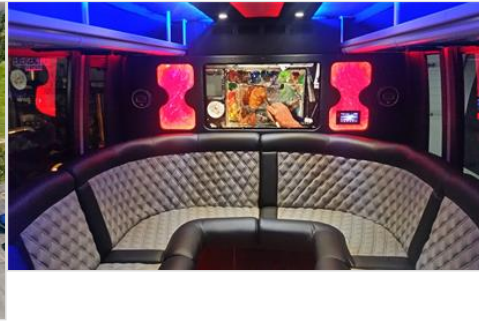
FEATURES 3 BAY GARAGE DOOR ENTRANCE AND EXTENSIVE PARKING AREA



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LUXURY PARTY BUS INTERIOR

14 PASSENGER LIMOUSINE



LIMOUSINE PARTY BUS - 21 PASSENGER

PRESTIGE LIMOUSINE # 13 - 10 PASSENGER LIMO - ULTIMATE LUXURY TRANSPORTATION

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ULTIMATE LUXURY TRANSPORTATION INTERIOR

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