



Matthew Sharman
 Community First, Results Always
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Cross Property 360 Property View

4528 North Road, Geneseo-242689, NY 14454

Listing

MLS#:	R1674545	Commercial/Industrial	A-Active
	4528 North Rd	VR Pricing: No	List Price: \$574,000
County:	Livingston	Zip: 14454	
Town/City:	Geneseo	Pstl City: Geneseo	Cross St: Reservoir Rd
Area#:	Geneseo-242689		
Subdivision:		Acres: 3.96	
TxMap#:	242689-082-000-0001-008-021-0000	Lot Front: 250	
Addl TxMap#:		Lot Depth: 610	
City Nghbrhd:		Lot Shape: Rectangular	
School Dist:	Geneseo	Lot #:	
Type of Sale:	Normal	Lot SqFt:	
High School:		Gr SqFt: 7,200	
Middle School:		Trans Type: Sell or Lease	
Elem School:		Year Built: 2002	
State:	NY - New York	Yr Blt Desc: Existing	
		# Attach: 0	# Photo: 48

Listing Office Information

Offc Name:	Real Broker NY LLC (RBNY01)	Offc Lic#:	10391203252
Offc Addr:	333 Metro Park Ste N-201 North A-Bay Rochester, NY 14623	Offc Phone:	585-270-4073
LA Name/ID:	Matthew Sharman (58300)	Offc Fax:	
LA Email:	matt@thesharmanteam.com	LA Cell #:	585-727-0980
LA Dir Phone/Fax:	585-727-0980	LA Acpts Txt:	Yes
Owner Name:	Ty Fischer	LA License #:	10401389200 (NY)
Owner 2:	Birttany Fischer		
Owner Addr:			

Seller Attorney:	Chip Presutti	Exclusions:	
Listing Type:	Exclusive Right To Lease, Spc Conditions: No Exclusive Right To Sell	Seller Atty Email:	
Service Type:	Listing Broker Only	List Date:	04/17/2026
Negotiation w/:	585-727-0980; List Agent - Call to Register, Online Showing Service	Expire Date:	10/17/2026
Show Appt/Desc:		DOM:	16
Private Rmrks:	Property to be subdivided from 242689-082-000-0001-008-021-0000 & surveyed, est. 3.90 +/- acres. Taxes to be determined. Do not allow clients to enter or preview property without agent as only current way in is through private residence drive. Please submit on GRAR forms ONLY. All offers must be accompanied with Proof of Funds or Prequal/Preapproval Letter included at time of submission. Road apron approved; driveway installation negotiable & can be completed by seller. Utilities, including septic and well, to be separated prior to closing. All audio/visual equipment, lighting, & appliances convey with the sale. Currently listed as residential as part of the original parcel. Zoning changes may be possible through the standard municipal approval process. No business financials available; property was previously utilized as a church only. *Current physical address is 4647 Reservoir Rd (use for client and directions). Listing address reflects proposed new address post-subdivison.		

Branded VT:
 Unbranded VT:
 Aerial Drone Video:
 Virtual Tour 3D:
 Ad Headline:
 Ad Copy:
 Sub Board: **Rochester**
 Attribution Contact:

Waterfront/Water

Waterfront: **No** Island/Name: **No** Riparian Rgts:

General Information

Category:	Other - See Remarks	Tot Units:		Office SqFt:	
Sale Incl:	Land and Building	# Stories:	2.0	Manuf SqFt:	
Type Bldg:	Funeral, Office Building, Personal Services, Religious, Residential, Service, Special Use	# Bldgs:	1	Res SqFt:	
Bus Name:		Franchise:	No	Retail SqFt:	
Bus Type:		Avail Prkg:	80	Leased SqFt:	
Elec Svc:	440V	Mx Ceil Hgt:		Whse SqFt:	
Prop Use:	Permit	Mx OH Dr:		Vacant SqFt:	
Location:	Freestanding	On Wtrfrt:	No		
Floor:	Hardwood-Some, Other - See Remarks	Name:			
		Island/Name:	No		
Parking:	80/On Site, Surfaced	Basement:	None		
Zoning:	RES/MULTI	Loading:			
Water Related Features:		Water Frontage Access:			

Public Remarks: **Have you evaluated what it would cost to develop a 7,000+ square foot building on nearly 4 acres in today's market? This property represents a versatile commercial opportunity with immediate usability and long-term upside. The existing structure offers over 7,000 square feet with a highly adaptable layout, including multiple private rooms, expansive open areas, and strong natural light, making it well-suited for a wide range of commercial and mixed-use applications. Potential uses include professional office space, business headquarters, medical or wellness facility, daycare or educational center, community center, event or wedding venue, or a hybrid live-work conversion. The layout supports flexible configurations, allowing for single or multi-purpose use depending on operational needs. A large paved commercial parking area provides ample capacity, a key feature for businesses, staff, or event-based traffic. The overall site offers both presence and functionality, with land consistent with the proposed subdivision allowing for future flexibility, expansion, or reconfiguration. From an investment perspective, the property offers strong positioning for adaptive reuse, specialty commercial**

applications, or long-term appreciation in a limited inventory segment. The scale, layout, and infrastructure provide a foundation that would be costly and time-intensive to replicate in today's construction environment. For buyers seeking a flexible commercial asset with multiple paths for use and growth, this is a compelling opportunity. *Current physical address is 4647 Reservoir Rd (use for client and directions). Listing address reflects proposed new address post-subdivison. Taxes to be determined.

Directions: **Property is tucked behind single family home and proposed entrance is off of NORTH RD, not Reservoir.**

Lease Information

#	Avail SF	\$/SqFt	Lease Desc	Lse Trm Remn	SqFt Desc	Mnth Rent
1	7,200		Monthly	1-2 Years		\$6,500

Tenant Pays:

Utilities Information

HVAC Type:	Baseboard, Heat Pump, Solar	Sewer/Water:	Septic System
HVAC Fuel:	Propane	Boiler Type:	
Electric:	Connected	Insulation:	Unknown
Energy Eqpt:	None	Septic Location:	back right corner
Type of Well:		Well Location:	
Grn Bld Vr Type:			
Grn Indoor Air Q:			
Grn Water Cnsvr:			

Additional Information

Living Qtrs:	Yes/Apartment		
Available Docs:	Aerials		
Bldg Misc:	Offices	# of Leases:	
Public Trans:		Constr Mtrls:	
Total # Residential Units:		Roof:	Asphalt
Studio:	Docks:	Yrs Estb:	
1 Bed:	Rooms: 10	Seat Cap:	
2 Bed:	Trk Bays:	Accessibility:	Entry Level Bedroom
3 Bed:	Employees:	Seller Desires:	

Financial Information

Possible Fin:	Cash, Commercial Loan, Conventional, Private		
1st Mtg Bal:	\$0	Equity:	\$574,000
2nd Mrt Bal:	\$0	Tax Info:	
Escrow Agt/Bnk:	Seller's Attorney/GRB	Assess Val:	\$642,900
Gross Annl Inc:		Annl Spc Assess:	\$0
Annl Op Exp:		Net Op Income:	
PriceChg Time:		Town/Cnty Tax:	\$0
Inc/Exp Info:	Estimated	City/Vil Tax:	\$0
Op Exp Incl:	Other - See Remarks	School Tax:	\$0
		Total Taxes:	\$0
		Orig. List Price:	\$574,000

Display & Occupancy Information

Possession:	At Closing			Lockbox Serial #:	2511
Internet:	Yes	Inet St Adrs:	Yes	IDX:	Yes
Vacancy Rate:				AVM:	No
				Blog:	Yes
				Realtor.com:	Yes

MLS#: **R1674545**

Real Broker NY LLC

Matthew Sharman
NY Licensed R.E. Salesperson
333 Metro Park Ste N-201 North A-Bay Rochester, NY 14623

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Public Record

Owner Information

Owner Name:	Fischer Ty	Owner Name 2:	Fischer Brittany
Owner Occupied:	Yes	Mailing Address:	4647 Reservoir Rd
Mailing Address City & State:	Geneseo Ny	Mailing Zip:	14454
Mailing Address ZIP + 4 Code:	9760		

Location Information

School District Name:	Geneseo	Township:	36051Ge001
Census Tract:	302.03	Carrier Route:	R003
Zoning:	02	Flood Zone Code:	X
Flood Zone Date:	09/29/1996	Flood Zone Panel:	3603840020C

Estimated Value

Estimated Value:	\$598,200	Estimated Value Range High:	\$777,700
Estimated Value Range Low:	\$418,800	Value As Of:	04/20/2026
Confidence Score:	68	Forecast Standard Deviation:	30

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

Tax Information

Alt. APN:	242689A08200000010080210000#:		8
Block #:	1	% Improved:	81
Tax Area (SWIS code):	242689	Tax Appraisal District:	2689

Assessments

Assessment Year	2024	2023	2022
Assessed Value - Total	\$585,000	\$851,700	\$851,700

Assessed Value - Land	\$108,400	\$269,300	\$269,300
Assessed Value - Improved	\$476,600	\$582,400	\$582,400
YOY Assessed Change (\$)	-\$266,700	\$	
YOY Assessed Change (%)	-31%	0%	
Market Value - Total	\$642,900	\$869,100	\$851,700
Market Value - Land			\$269,300
Market Value - Improved			\$582,400

Characteristics

State Use:	210	Lots Acres:	7.570
Lot Area:	329,749	Number of Buildings:	2
Garage Size:	0	Style:	OLD
Stories:	3.0	Year Built:	1900
Effective Year Built:	1984	Building Sq Ft:	13,268
Above Grade Area:	6,068	First Floor Sq Ft:	2,086
Second Floor Sq Ft:	2,662	Gross Area:	7,200
Bedrooms:	6	Total Baths:	4
Full Baths:	3.000	Half Baths:	1
Total Rooms:	7.000	Basement Type:	P
Heat Type:	1	Heating Fuel Type:	G
Electric Service Type:	001	Other Rooms (Not Bedrooms/Bathrooms):	N
Exterior:	W	Building Condition:	A
Porch:	Pe0	Primary Porch Sq Ft:	325
Pool:	G	Pool Sq Ft:	576
Water:	C	Sewer Type:	I

Building 1 of 2

Building Features

Feature Type	Unit	Size/Qty	Width	Depth	Year Built	Value
Enclosed Porch	S	325	25	13	1995	
Barn 1 Story	S	1,196	46	26	1900	
Barn 2 Story	S	4,400	110	40	1900	
Barn 1 Story	S	384	24	16	1900	
Pool-Gunite	S	576	36	16	1989	
Covered Porch	S	144			1984	

Building 2 of 2

Building Features

Feature Type	Unit	Size/Qty	Width	Depth	Year Built	Value
Enclosed Porch	S	960	32	30	2002	

Building Description	Building Size
Z32	7,200

Photos
History

Listing History from MLS

MLS#: R1674545	4528 North Rd	Commercial/Industrial			
DOM	Price	Change Info	Change Type	Date	Mod Agent
0	\$574,000	->A	New Listing	04/17/2026	58300
MLS#: R1674039	4528 North Rd	Single Family Residential			
DOM	Price	Change Info	Change Type	Date	Mod Agent
0	\$574,000	->A	New Listing	04/17/2026	58300
MLS#: R1642497	4647 Reservoir Rd	Single Family Residential			
DOM	Price	Change Info	Change Type	Date	Mod Agent
180	\$599,900	A->X	X-Expired	04/01/2026	MatrixSystem
0	\$599,900	->A	New Listing	10/03/2025	57274
MLS#: R1601960	4647 Reservoir Rd	Single Family Residential			
DOM	Price	Change Info	Change Type	Date	Mod Agent
166	\$599,999	A->X	X-Expired	10/01/2025	MatrixSystem

126	\$599,999	\$700,000->\$599,999	Price Decrease	08/22/2025	56089
6	\$700,000	->A	New Listing	04/18/2025	57274

MLS#: [R1599871](#)

4647 Reservoir Rd

Commercial/Industrial

DOM	Price	Change Info	Change Type	Date	Mod Agent
169	\$6,500	A->X	X-Expired	10/01/2025	MatrixSystem
0	\$6,500	->A	New Listing	04/15/2025	56089

MLS#: [R1446425](#)

4647 Reservoir Rd

Single Family Residential

DOM	Price	Change Info	Change Type	Date	Mod Agent
115	\$585,000	(\$585,000)	S-Sold	05/30/2023	51565
115	\$699,900	U->P	P-Pending	04/03/2023	51565
115	\$699,900	A->U	U-Do Not Show	04/05/2023	51565
0	\$699,900	->A	New Listing	12/09/2022	51565

MLS#: [R1293518](#)

4647 Reservoir Rd

Single Family Residential

DOM	Price	Change Info	Change Type	Date	Mod Agent
303	\$829,900	T->X	X-Expired	07/10/2021	MatrixSystem
303	\$829,900	A->T	T-Temp Off Market	07/10/2021	21701
1	\$829,900	->A	New Listing	09/10/2020	50121

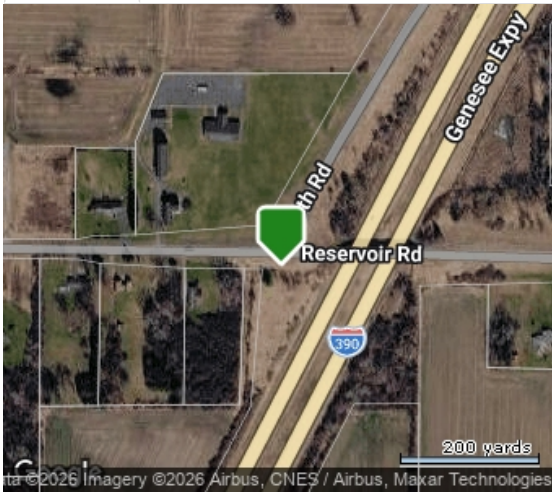
Sale History from Public Records

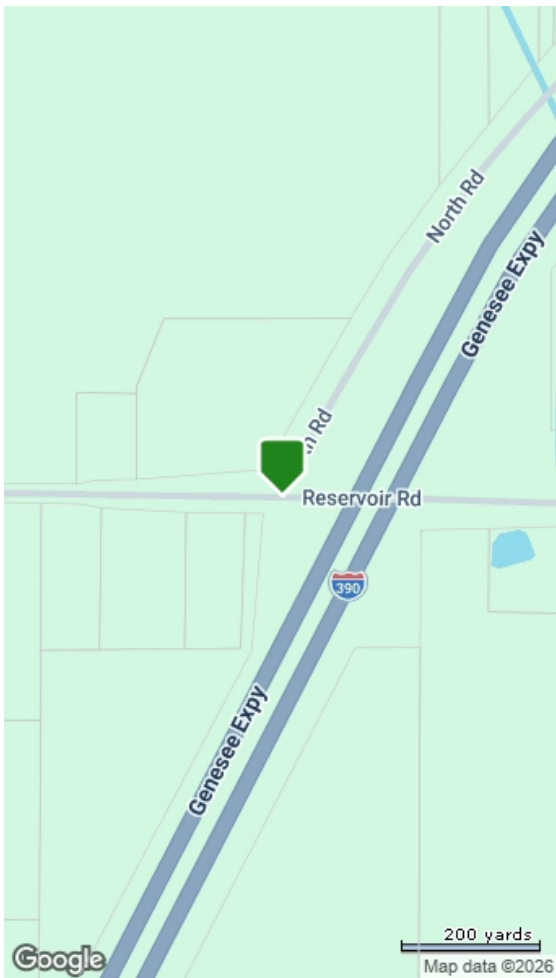
Rec. Date	Sale Date	Sale Price	Nom.	Buyer Name(s)	Buyer Name(s) 2	Seller Name(s)	Doc. #	Document Type
05/31/23	05/04/23		Y	Fischer Ty & Brittany	Fischer Brittany	Harvest Fellowship	1304-1693	Wd
10/29/99	10/29/99	\$500,000		Harvest Fellowship		Bruckel Peter S & Michelle D	995-25	Wd

Mortgage History

Date	Amount	Mortgage Lender	Mortgage Code
11/02/2023	\$504,000		2

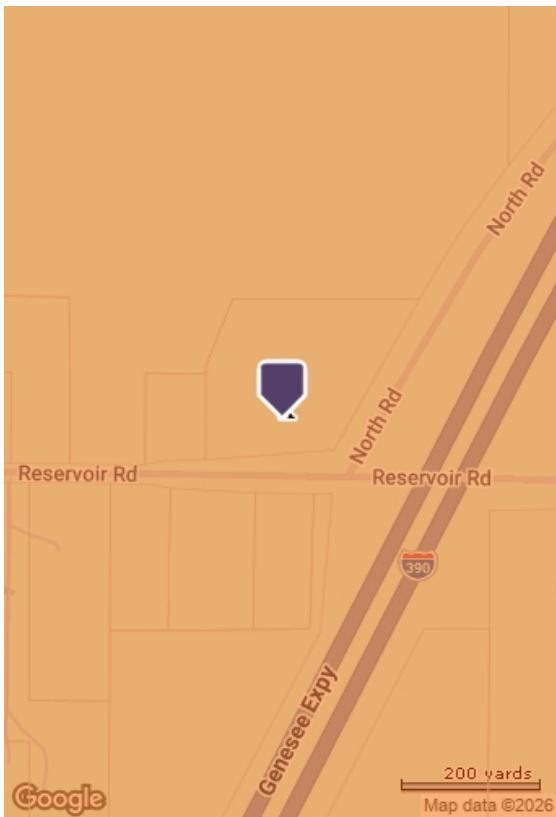
Parcel Map





Flood Map

Flood Zone Code:	X	Special Flood Hazard Area (SFHA):	Out
Flood Zone Date:	09/29/1996	Within 250 Feet of Multiple Flood Zone:	No
Flood Zone Panel:	3603840020C	Flood Community Name:	GENESE0
Flood Code Description:	Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.		



- Coastal 100-Year Floodway
- Coastal 100-year Floodplain

100-year Floodway **100-year Floodplain**

Undetermined

500-year Floodplain incl. levee protected area

Out of Special Flood Hazard Area

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Attachment List

<u>URL</u>	<u>Doc</u>	<u>Type</u>	<u>Description</u>	<u>Public/Private</u>
erts fischer.pdf	PDF	Additional Property Information	erts	Private
NYS Property Condition Disclosure Statement (EFF 07-2025) (2) (1).pdf	PDF	Additional Property Information	PCD	Private
NYS Agency Disclosure (Buyer Seller) - FILLABLE (3) (1).pdf	PDF	Additional Property Information	agency	Private
NYS Fair Housing Discrimination Disclosure - FILLABLE (3) (1).pdf	PDF	Additional Property Information	fair housing	Private