

PRIME INVESTMENT OPPORTUNITY

596 MAIN STREET, STERLING, NY 13156 | \$599,000



Turnkey income-producing investment in the heart of Fair Haven. This unique opportunity features a retail building and multiple rental cabins set on just under 7 acres with prime Main Street visibility. A well-known local destination, the property delivers immediate cash flow with strong upside for expansion. Ideally positioned near Fair Haven State Park and Little Sodus Bay, making it a standout opportunity for investors and hospitality operators alike.



Property Highlights:

- ±6.8 Acres
- Retail + 4 Cabins
- Main Street Location



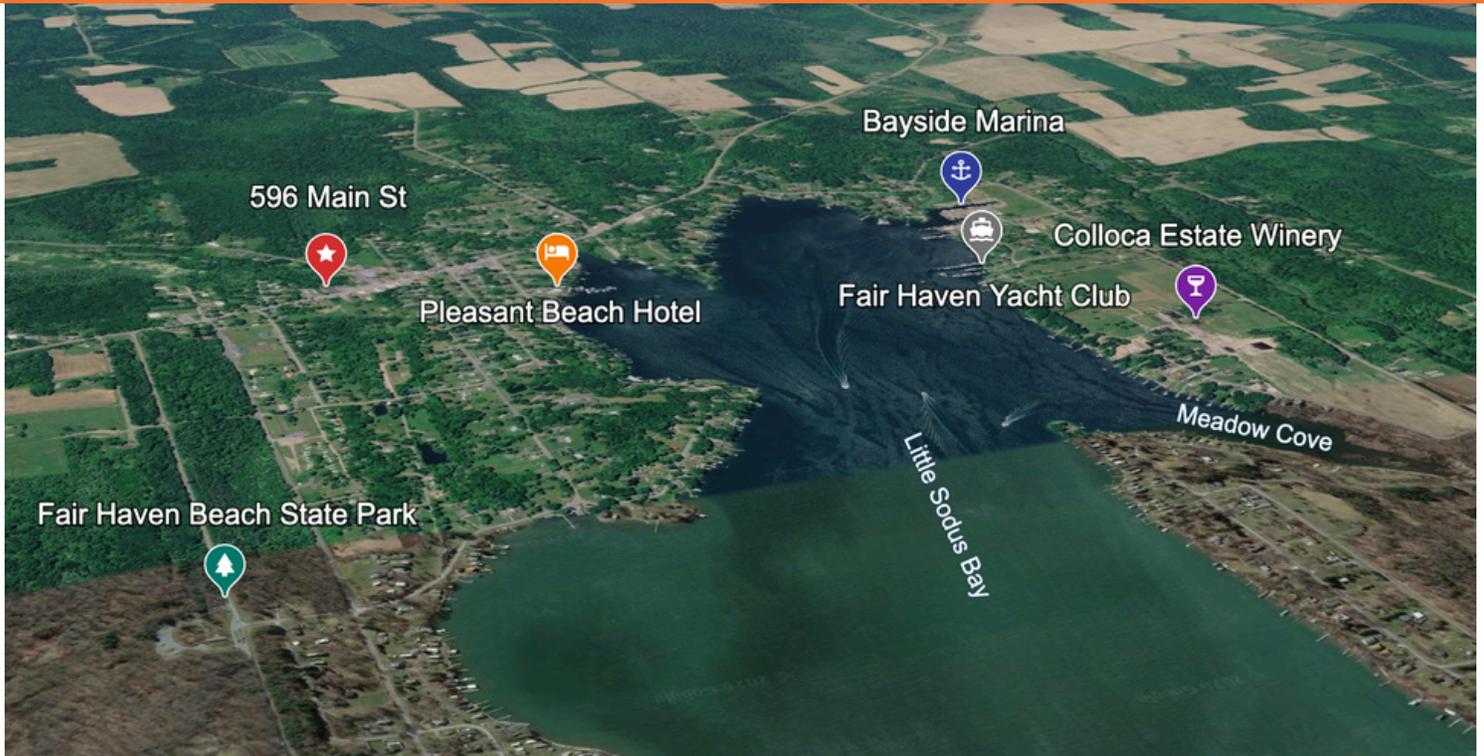
Steve Case
315-569-8915
Sfcase@gmail.com



Monira Alozaime
315-278-6435
Malozaime@acropolisrealtygroup.com

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FAIR HAVEN HIGHLIGHTS



Located in the center of Fair Haven's most sought-after destinations, the property is surrounded by established attractions including Fair Haven Beach State Park, local marinas, the yacht club, and waterfront dining. This highly desirable setting supports strong seasonal traffic and year-round appeal for both visitors and boaters.



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