






# 240 St. Rte. 31 Macedon, NY


 2963Sq Ft

 loft office space

 .46 acre lot

 18 dedicated parking spots

 rental income of \$38,400

 Hi traffic count  
Lowe's, Wal-Mart nearby



Asking price:

**\$1,268,846**







## 1. PROPERTY INFORMATION:

- \* **Address and location:** 240 State Route 31 Macedon NY
- \* **Size/total area of the property:** 2,963 square feet; 0.46 acre lot
- \* **Year built:** 1974 **Year remodeled:** 2020
- \* **Number of floors/rooms/offices:** loft office space
- \* **Unique features or amenities:** full glass frontage directly on Route 31, Energy Efficient Lighting, 18 dedicated parking spaces

## 2. DESCRIPTION:

- \* **Nearby attractions:** adjacent to 260 new townhomes, traffic count of 15,000/day, new traffic light
- \* **Recent renovations/improvements:** original 1974 frontage 1000sqft, new post-frame construction built in 2021 totaling 2000sqft
- \* **Property's potential use:** current use as a boutique fitness center; shared access with adjacent property

## 3. PRICING AND FINANCIAL INFORMATION:

- \* **Asking price:** 1.2K
- \* Any financial terms or potential financing options;
- \* **Property tax:** \$9,593
- \* **NYDOT Sewer rental:** \$250/year

## 4. CONTACT INFORMATION:

- \* Colin & Sheryl Vega [Colin@vipfitclub.com](mailto:Colin@vipfitclub.com),

## 5. ADDITIONAL INFORMATION:

- \* **Zoning and land use:** zoned commercial
- \* **Nearby amenities:** across from Lowe's and conveniently located near Walmart. New traffic light and is just a few minutes from Fairport, Victor, and Pittsford.
- \* **Current rental Income:** \$3200/monthly, gross lease