

240 St. Rte. 31 Macedon, NY



2963Sq Ft



loft office



> .46 acre lot



18 dedicated parking



rental income of \$38,400



Hi traffic count Lowe's, Wal-Mart nearby

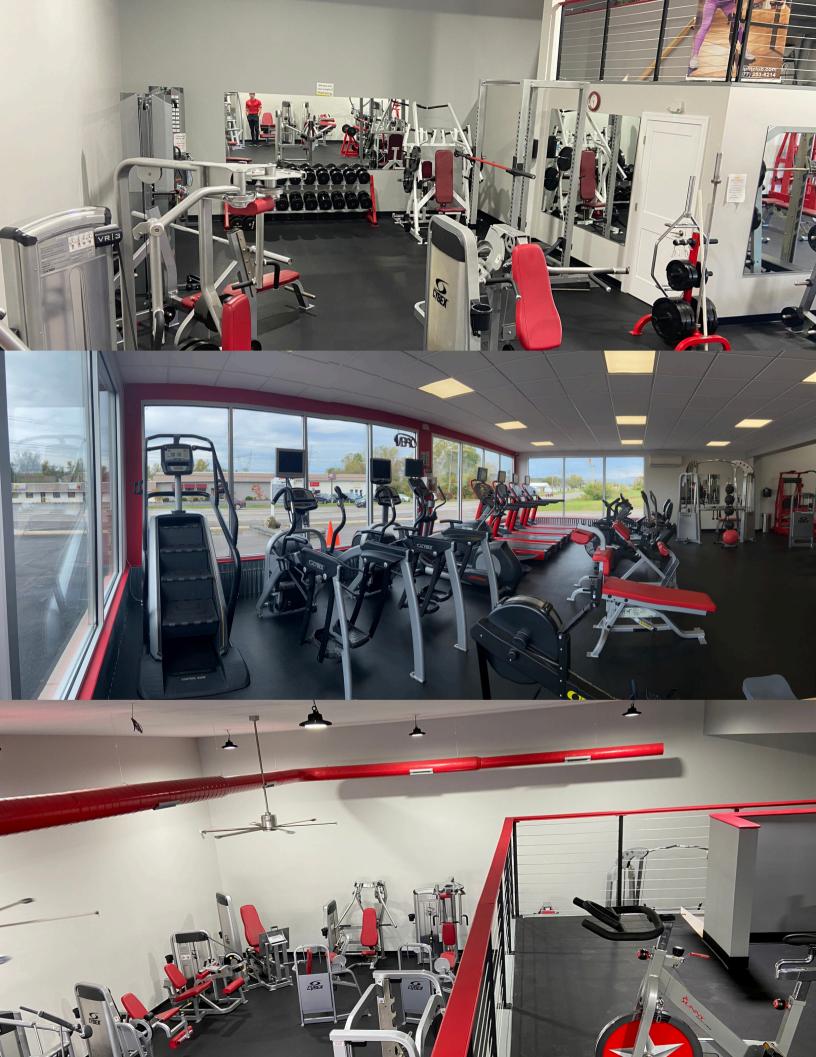
Asking price:

\$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,

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