



**ASKING
PRICE
\$ 250K**



ABOUT PROPERTY

Exceptional Investment Opportunity in Durhamville, NY: Presenting a highly versatile mixed-use property at 5346 Canal Street, featuring two residential rental units alongside a commercial space, currently home to the town's original Post Office.

This well-maintained property has undergone significant upgrades, including a new roof, boiler, and hot water heater within the past 10 years. Additional enhancements include a whole-building water filtration system, salt-less softener system, dry wells, and improved insulation for enhanced energy efficiency.

Offering remarkable expansion potential, the property features unfinished space with the possibility of developing 3-4 additional units.

Strategically located just steps from the scenic Erie Canal Trail, this investment is only 10 minutes from Turning Stone Casino and the International Boxing Hall of Fame, and 12 minutes from Sylvan Beach.

Seize this outstanding opportunity—contact the listing agent today to schedule a private tour.

FEATURES

- ✓ Two Residential Units
1BD/1BA ♦ 2BD/1BA
- ✓ One Commercial Unit



- ✓ Newer Roof
- ✓ New On-Demand Hot Water Heater
- ✓ Newer Home Water Filtration, and Softener Systems
- ✓ Short distance to local Casinos



LAUREN DEGILORMO

Licensed Real Estate Salesperson

C: 315.372.9857

O: 315.622.0161



COLDWELL BANKER
PRIME PROPERTIES

www.laureninrealestate.com