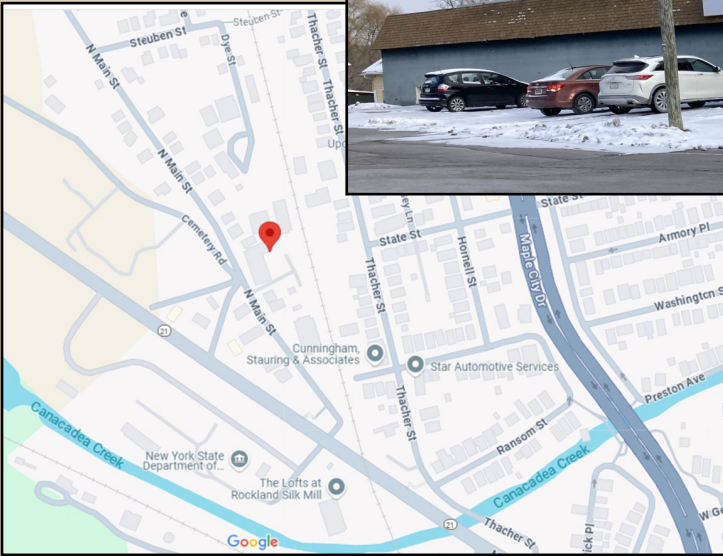


# For Sale

## 11,514 SF Office Warehouse Building

### Hornell, NY



- **Address:** 55 North Main Street, Hornell, NY
- **Town/County:** City of Hornell, Steuben County, NY
- **Zoning:** B-1, To review code click [HERE](#).
- **Taxes:** For 2024: City \$4,111, County \$1,909, School \$4,302, **Total \$10,322**
- **Assessment:** For 2024, \$260,000
- **Land Area:** 1.5 Acres
- **Building Size:** Office: 2,964 sf, Warehouse: 8,550 sf, **Total: 11,514 sf**
- **Overhead Door:** 1
- **Electric Service:** 600 Amp, 240 VAC
- **HVAC:** Roof top units: Warehouse, heat only, Office, heat and A/C
- **Clear Height:** Warehouse 13' to bottom of bar joist, 12'-8" to bottom of Steel
- **Sale/Lease Price:** **\$250,000.00**
- **Description:** Warehouse/distribution building with 1 overhead door. Offices are heated and air-conditioned, warehouse is heated. Site is 1.5 acres. There are 2 old buildings that are not occupiable. Office is approximately 2,964 square feet and warehouse is approximately 8,550 square feet

**Contact Mark Rohlin**  
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