

656 Kreag Road

Property Overview

Asking Price: \$1,300.000

- 10,484 SF
- 1.71 Acres
- Built 1978
- Commercial C-1 Zoning
- Newer Roof (tear off) and exterior paint in 2023
- 8 furnaces and 8 A/C units– 2015 to 2019 (two in each of the four sections)
- Service contract with Air Quip – clean furnaces twice annually
- One 30-gallon A.O. Smith electric water heater
- Two bathrooms – one upper level, one lower level
- Open floor plan with two kitchens
- Deck/balcony doors alarmed
- 24/7 access – key fob entry system
- Vaulted ceilings
- Large windows and skylights provide abundant natural light
- Tax Assessed Value \$835,200
- Building Property Taxes and Operating Expenses:

Snow Plowing	\$3,250 plus \$90 per visit for salting (\$4K annually)
Trash Pickup	\$205.20 per quarter (\$810 annually)
Water	\$145.64 per quarter (\$600 annually)
RG&E	\$800 per month (\$3,200 annually)
Cleaning Service	\$500 a month twice a week (\$2,000 annually)
ADT	\$97.86 per month (1,200 annually)
Property Taxes	\$34,068.00 annually

- Total Annual Property Taxes and Operating Expenses : \$50,706
- Per Square Foot Property Taxes and Operating Expenses: \$50,706 / 10,000 SF = \$5.07 psf
- Seller may consider leasing back a portion of the building (approximately 2,600 SF). Terms to be defined.

Note: Information here-in is from sources deemed reliable but is subject to errors and omissions and is not guaranteed.