

Motivated Seller - 4+/- Acres Vacant Land

35 Water Street, Cuba, NY 14727

**SALE PRICE****\$99,999****OFFERING SUMMARY**

Cap Rate: 0.0%

Lot Size: 4.0 Acres

Price / SF: \$0.57

PROPERTY OVERVIEW

Currently available for Sale is a 4+/- acre piece of Vacant Land located on Route 446 (Water Street). This property has three phase power, sewer, well water, and fiber optics on site. Great visibility and drive by traffic. The owner of the property has completed the required land elevation to remove all flooding on site that was approved by the DEC. The DEC also stated the site was environmentally clean. Currently located on site is a small trailer as well as a CAT Loader 938 (2022) that can be purchased for an additional amount. This property is ideal for any developer looking to build, investor looking for land, or even personal use.

LOCATION OVERVIEW

Located on Route 446 (Water Street) this property is centrally located just on the village of Cuba border making all local amenities extremely accessible. Minutes from the Southern tier expressway I-86.

PROPERTY HIGHLIGHTS

- 4+/- Acres of Vacant Land For Sale
- Well Water / 3 Phase / Sewer / Fiber Optics
- DEC Environmentally Clean Site
- DEC Flood Elevation Plan Completed
- Buildable Lot
- Close Access to all Village & Town of Cuba amenities

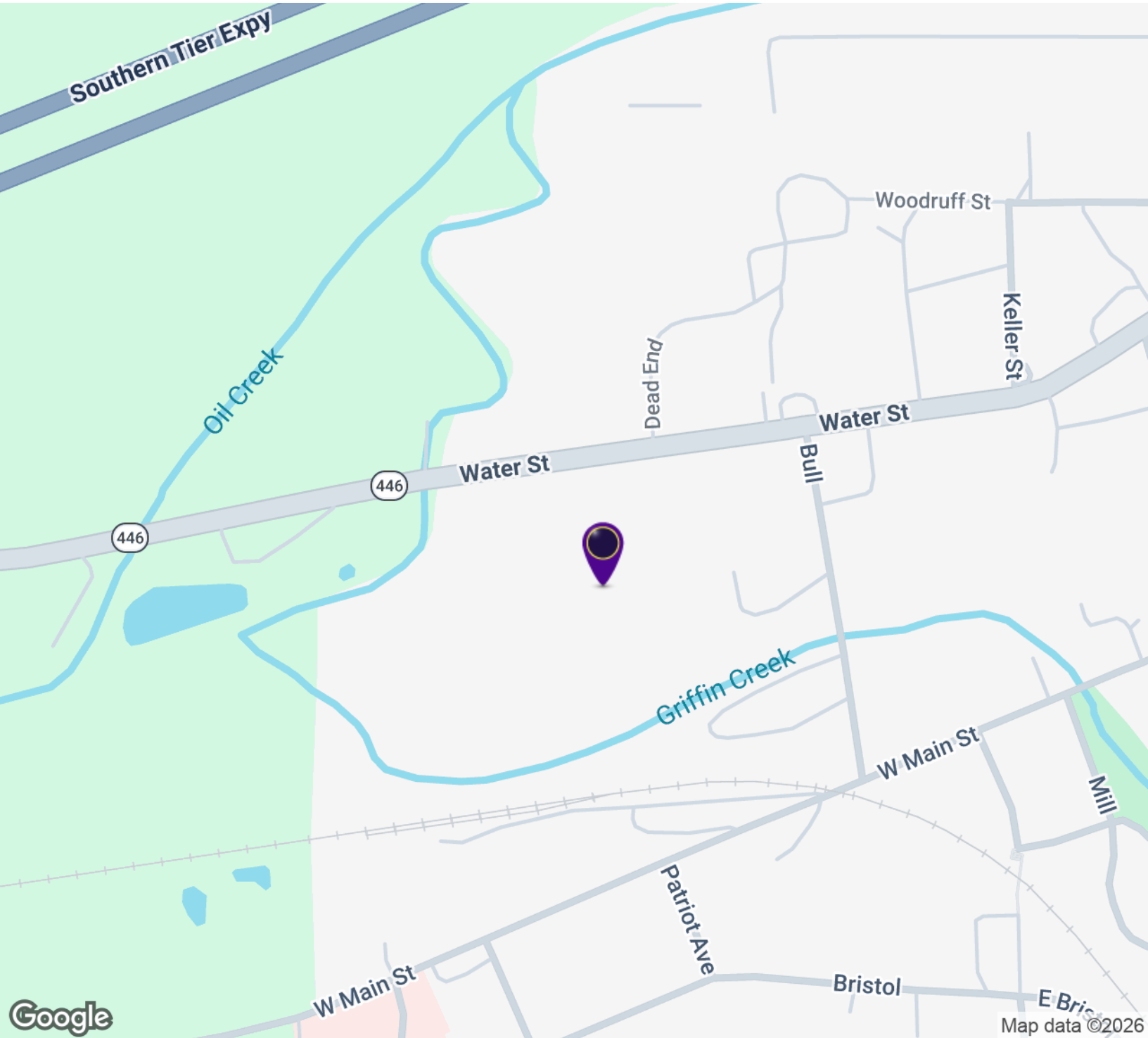


RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

4+/- Acres Vacant Land

35 Water Street, Cuba, NY 14727



Google

Map data ©2026



RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com