

Retail & Service Space

9,000± Square Feet on 0.88 Acres

87 & 89 Franklin St
Dansville, New York 14437

High Visibility Parcels May Be Combined For Redevelopment



Offering Overview

Located in the Village of Dansville 87 & 89 Franklin Street are adjoining parcels improved with approximately 9,000 square feet of retail, garage, and storage space. The property is situated on a high traffic retail corridor immediately off of I-390 and is well positioned to serve both the local population as well as highway traffic, as the largest travel center between Rochester and the Southern Tier Expressway (I-86) is located at this exit. A month-to-month tenant is currently located in 87 Franklin Street and the facilities may continue to be used in their current configuration, or the parcels may be combined to create a 0.88 acre development site.

Offering Details

- + Adjoining Parcels Totaling 0.88 Acres
- + 9,000 Square Feet Total
- + Located On Primary Retail Traffic Corridor
- + Sale Price: \$595,000

Retail Space

87 & 89 Franklin St | Dansville, NY 14437

For Sale

Property Overview

87 Franklin Street

- + Parcel ID 203.6-3-43.1
- + 4,100 SF on 0.26 Acres
- + Front of Building: 1,100± Square Feet
 - Retail tenant on month-to-month lease (\$1,000/month net utilities), mostly open space, 1 restroom, storage area, natural gas, forced air heat
- + Rear of Building 3,000± Square Feet
 - 2 Drive-in doors, fenced exterior storage, mezzanine storage, natural gas, forced air heat



89 Franklin Street

- + Parcel ID 203.6-3-44.111
- + 0.62 Acres
- + Retail/Garage Building; 3,800± Square Feet
 - Retail area includes 1 office, 2 ADA restrooms, service area and waiting area. Garage area includes 3 bays, 1 garage door (10'x10'), compressor room, natural gas heat, 200amp, 120/240v 3 phase power
- + Warehouse Building: 1,085± Square Feet
 - 1 garage door (8'x8'), tire storage, mezzanine storage (wood frame), metal building, metal roof, electric only



Contact Us

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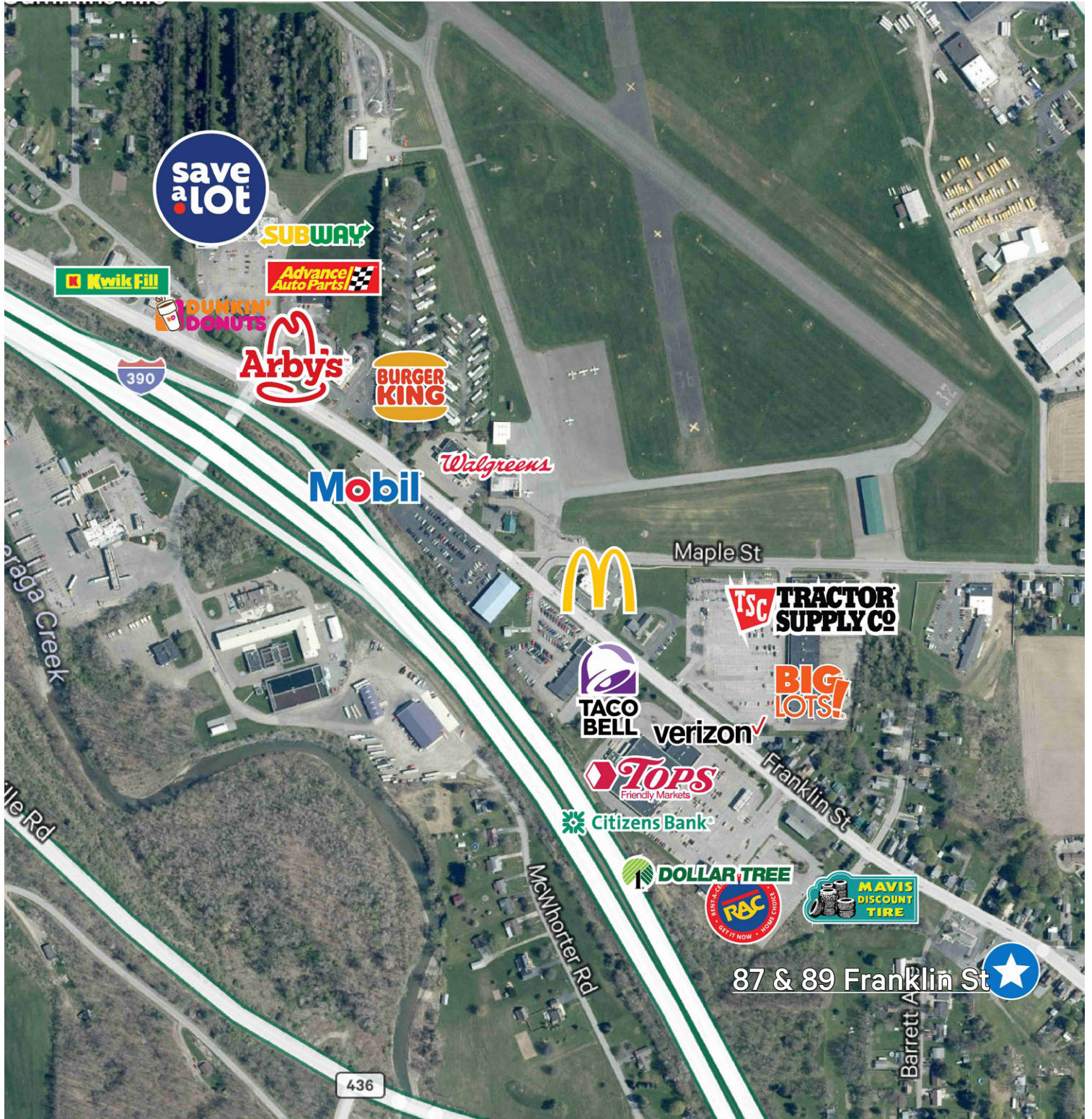
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