

6672-6692 MIDDLE ROAD
TOWN OF SODUS, NEW YORK



FOR SALE
77,084 SF FORMER HOSPITAL AND MEDICAL OFFICE BUILDING

- **Address:** 6672-6692 Middle Road
- **Town/County:** Town of Sodus / Wayne County
- **Location:** Located near the southwest corner of Middle Road and Maple Avenue
- **Zoning:** Hospital/Health Care Building
- **Year Built:** Hospital - 1964 and 1975 and extensively remodeled in the 1980s
Medical Office Building - 1991
- **Site Size:** 17.42 Acres
6672 Middle Road: 12.36 Acres (69118-00-132655.1)
6692 Middle Road: 5.06 Acres (69118-00-132655.0)
- **Building Size:** 77,084 square feet
Medical Office Building 36,810 square feet - two story building
Hospital: 40,274 square feet - one story building
- **Sale Price:** \$2,900,000
- **Real Estate Taxes:** Estimated - \$21,220
- **Parking:** 350 surface spaces
- **HVAC:** Fully heated and air conditioned
- **Lighting:** Combination of LED and Fluorescent lighting
- **Electrical Service:** 480/277v, 3-phase power - two separate 800-amp electrical services
- **Roof:** Rubber membrane with a stone ballast
- **Sprinklers:** Wet sprinkler system for ordinary hazard
- **Loading Docks:** 1 dock-height loading door
- **Amenities:** Back-up generator in place for providing emergency power



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**6672-6692 MIDDLE ROAD
TOWN OF SODUS, NEW YORK**



**Former Myers Hospital
Total Site Size: 17 Acres**

The buildings located at 6672-6692 Middle Road in the Town of Sodus, New York are the location of the former community hospital and the current location of a medical clinic. The site is being presented for sale as a redevelopment opportunity. The well-maintained property lends itself to the redevelopment as senior housing, affordable housing, market rate apartments, substance abuse facility, or as a skilled care facility.

The property presents a buyer with the opportunity to redevelop generous sized buildings in an attractive exurban location. The site also has additional developable land adjacent to the former hospital facility.



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For additional information, please contact:

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