

PRIME RAW LAND – REDEVELOPMENT OR NEW BUILD POTENTIAL



2275 New York 104, Ontario, NY 14519



PROPERTY DESCRIPTION

Prime Development Opportunity – Raw Land
2275 New York 104, Ontario, NY 14519

This parcel offers exceptional value and potential for the savvy investor. With its prime location in Ontario, NY, the surrounding area provides a wealth of amenities and conveniences, making it an ideal site for future development.

NY 104 serves as a primary east–west regional route across Wayne County, carrying both commuter and commercial traffic between Rochester-area suburbs and Wayne County. Properties along this corridor benefit from strong signage opportunities and excellent drive-by visibility.

The seller will also entertain a land lease.

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	39	214	730
Total Population	88	490	1,699
Average HH Income	\$75,723	\$76,491	\$81,425

PROPERTY HIGHLIGHTS

- Public water and sewer access (no private wells or septic systems).
- Expansive raw land parcel offering flexible redevelopment opportunities with public water and sewer access.
- Flexible zoning supports diverse redevelopment options.
- Expansive frontage on Route 104, a four-lane principal arterial with strong regional traffic flow and signage visibility.
- Located in the Town of Williamson, a key growth hub in western Wayne County with established industrial, commercial, and residential activity along Route 104.
- Seller is open to land lease opportunities.

OFFERING SUMMARY

Sale Price:	\$549,000
Lot Size:	4.27 Acres
NOI:	\$40,004.66
Cap Rate:	6.0%

VIRGINIA SQUIRE, CCIM

Managing Broker
585.455.3352
gsquire@yaman.com

