

# 10.5 Acres For Sale

## Victor NY



- **Address:** 6600 State Route 96, Victor, NY
- **Location:** Between the Village of Victor and the Town of Farmington
- **Town/County:** Town of Victor/Ontario County/
- **Zoning:** Commercial/Light Industrial District [For Code Click Here](#)  
Route 96/251 Corridor Overlay District [For Code Click Here](#)
- **Taxes:** \$21,434.95 Town, County and School
- **Land Area:** 10.5 Acres
- **AADT:** 14,300, 2019
- **Building Size:** Mr. Tire 5,500 sf, Owner 2,637 sf
- **Current Income:** \$98,000/year
- **Sale Price:** 2,500,000.00 Cash
- **Description:** Two tax parcels making up 10.5 acres next to Auction Direct. All utilities are in place on the larger parcel which also includes a facility occupied by Mr. Tire and a building occupied by the owner. **Additionally, building pads are available and seller will divide.** It is possible that traffic light may be installed at Anthony drive, but is not yet approved. **Automotive repair is allowed on this site.**

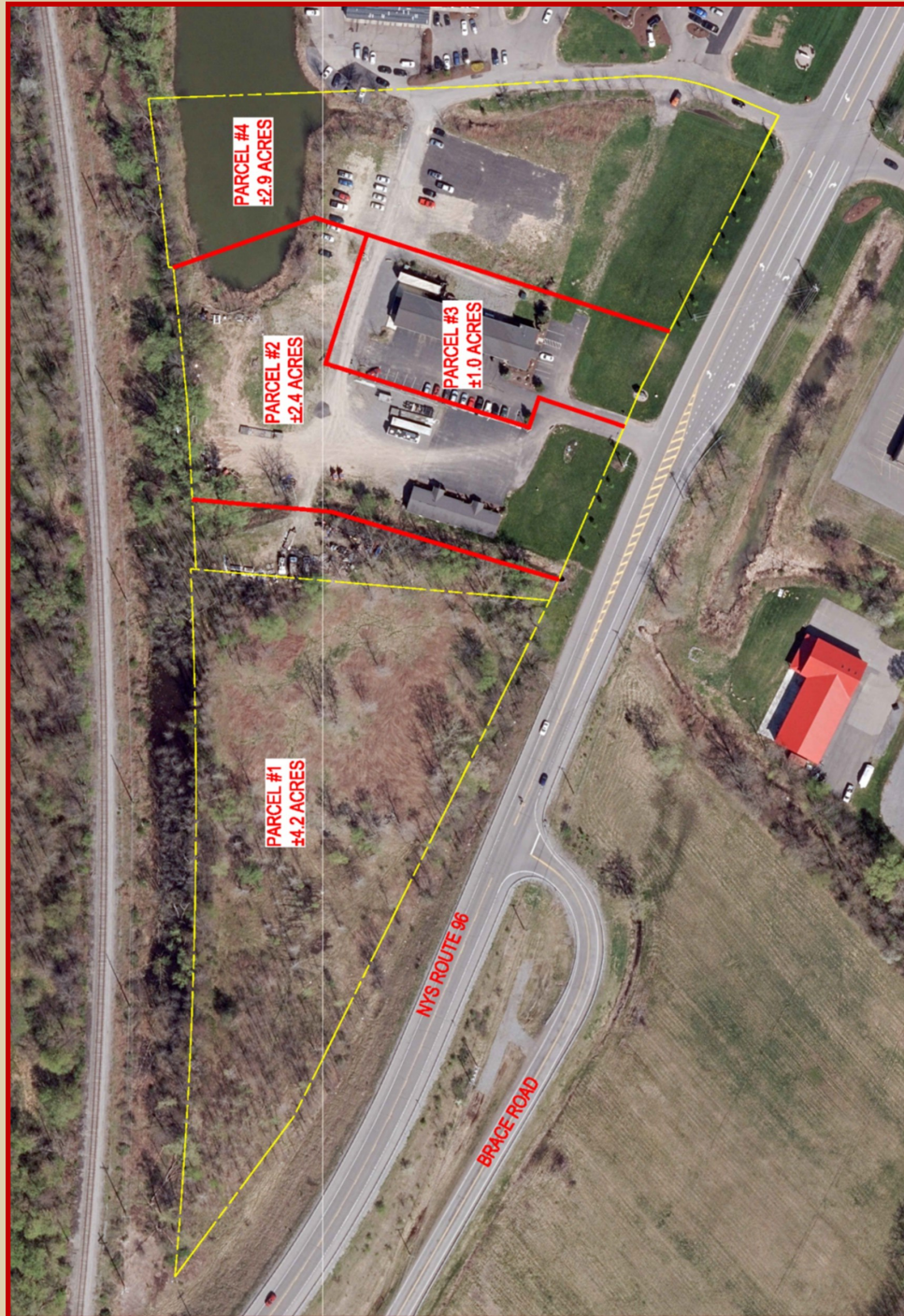
Commercial  
Industrial  
Investment  
Real Estate

**MISSION**  
COMMERCIAL REALTY

Brokerage  
Leasing  
Management  
Consulting

# 10.5 Acres For Sale

## Victor NY



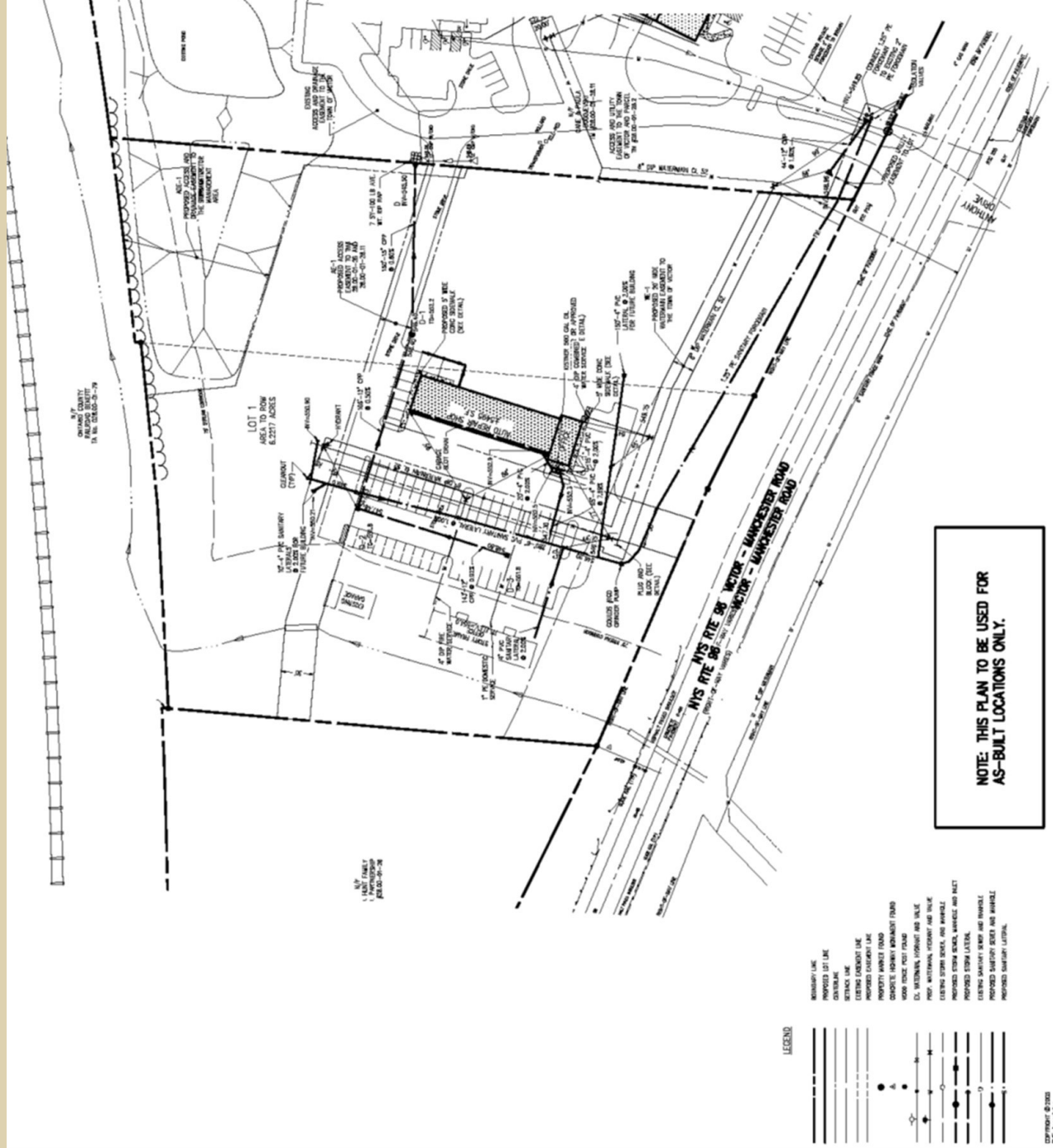
Commercial  
Industrial  
Investment  
Real Estate

**MISSION**  
COMMERCIAL REALTY

Brokerage  
Leasing  
Management  
Consulting

# Site Plan

## “As Built” Drawing

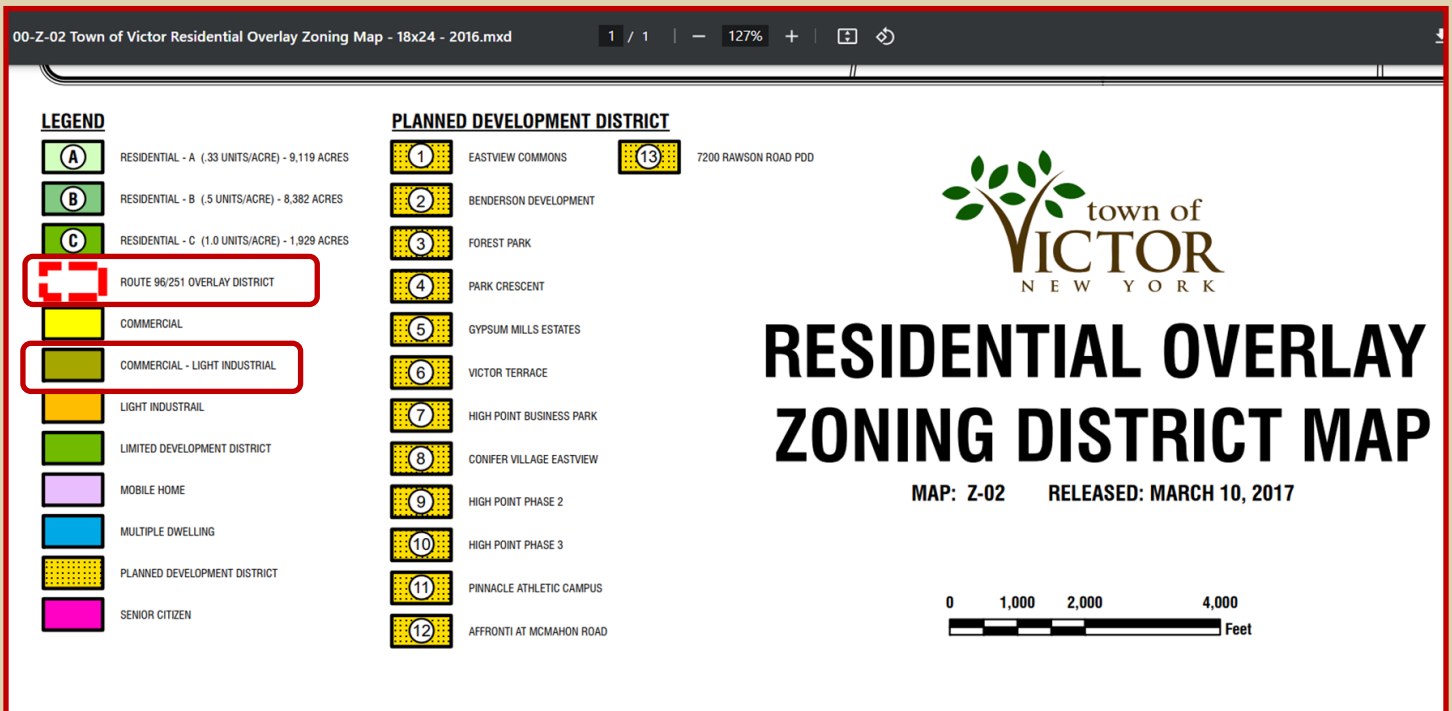
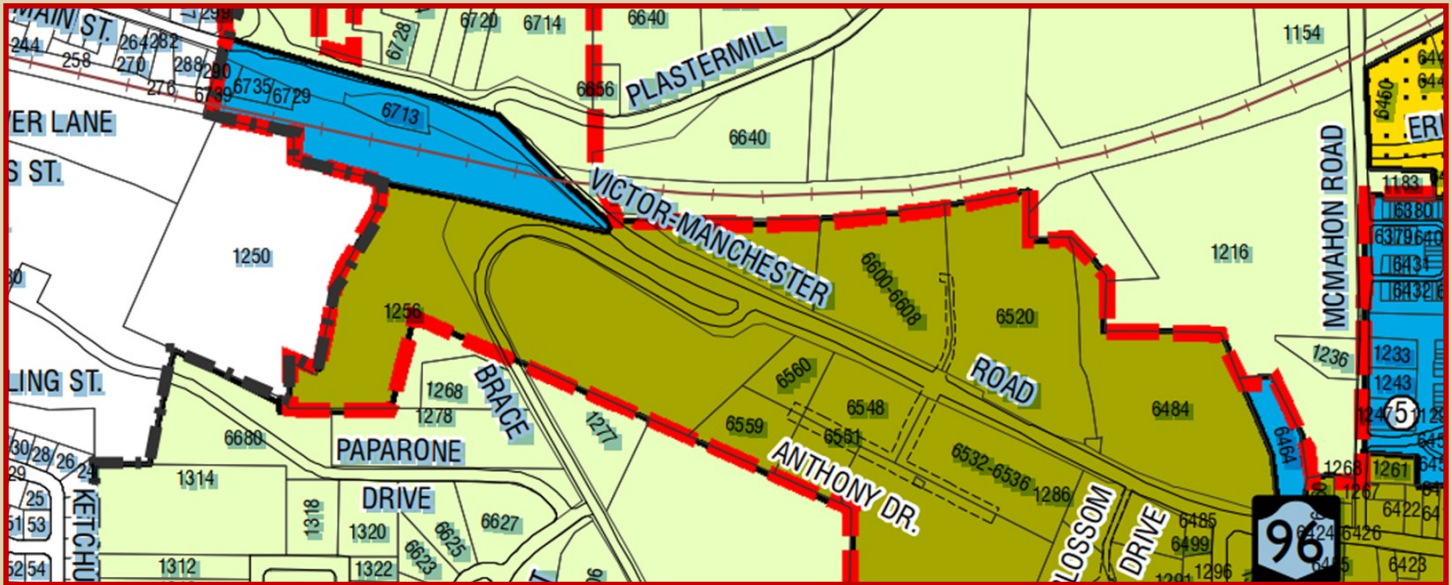


Commercial  
Industrial  
Investment  
Real Estate



Brokerage  
Leasing  
Management  
Consulting

# Town of Victor Zoning Map



Commercial  
Industrial  
Investment  
Real Estate

**MISSION**  
COMMERCIAL REALTY

Brokerage  
Leasing  
Management  
Consulting