

**Price Decrease**

| | | | |
|----------------|---|------------------------------|----------------------------|
| MLS#: | S1457180 | Commercial/Industrial | A-Active |
| | 5630 Norris & Rt 104 Rd | | \$1,275,000 |
| County: | Wayne | Zip: 14590 | Acres: 40.00 |
| Town/City: | Huron | Pstl City: Wolcott | Cross St: Route 104 |
| Area #: | Huron-542600 | | |
| Subdivision: | | Lot Front: 1,800 | |
| TxMap#: | 542600-072-116-0000-717-863-0000 | Lot Depth: 960 | |
| City Nghbrhd: | | Lot Shape: Irregular | |
| School Dist: | North Rose-Wolcott | Lot #: 717 | |
| High School: | | Gr SqFt: 2,360 | |
| Middle School: | | Trans Type: Sell | |
| Elem School: | | Year Built: 2015 | |
| | | Yr Blt Desc: Existing | |
| | | # Photo: 36 | |

General Information

| | | | |
|-------------------------|---|--------------|--|
| Category: | Other - See Remarks | Tot Units: | |
| Sale Incl: | Land, Building and Business, Other - See Remarks | # Stories: | 1.0 |
| Type Bldg: | Other - See Remarks | # Bldgs: | 3 |
| Bus Name: | | Franchise: | No |
| Bus Type: | | Avail Prkg: | 20 |
| Elec Svc: | Other - See Remarks | Mx Ceil Hgt: | |
| Prop Use: | | Mx OH Dr: | |
| Location: | Agricultural District, Corner | On Wtrfrt: | No |
| Floor: | Other - See Remarks | Name: | |
| Parking: | 20/Dirt / Stone, On Site | Basement: | None |
| Zoning: | Ag | Loading: | Drive In Doors, Other - See Remarks |
| Water Related Features: | | | |

Public Remarks: **High production turn-key combination Apple orchard, cidery, and country farm stand. This incredible operation has been fine tuned to be highly efficient and productive. Nestled in Upstate NY Apple country, along the major highway between Rochester and Syracuse. The temperate air from Lake Ontario provides the ideal setting to produce some of NY's world class varieties of crisp apples. This offering includes a u-pick operation, retail sales, farm produce stand, wholesale business, and a whole host of other seasonal country items. From the home made doughnuts to wines and spirits and cheeses. If you are seeking a natural country business, this is a great option with the current owners fine tuning the whole operation into a streamlined productive business.**

Unbranded VT: [Click Here](#)Aerial Drone Video: [Click Here](#)

Virtual Tour 3D:

Directions: **5630 Norris Rd at the corner of Norris Rd and Route 104 in North Rose NY**
Lease Information

Utilities Information

| | | | |
|---------------|--------------------------------------|----------------|---|
| HVAC Type: | Other - See Remarks | Sewer/Water: | Other - See Remarks, Septic System, Well / Cistern |
| Heating Fuel: | Electric, Other - See Remarks | Boiler Type: | |
| Type of Well: | None | Well Location: | Towards back of prop |
| | | Energy Eqpt: | Other |

Additional Information

| | | | |
|----------------------------|---|-----------------|-----------------------------------|
| Living Qtrs: | No | Construction: | Metal, Other - See Remarks |
| Available Docs: | Aerials, Data Sheet, Equipment List, Soil Data | Roof: | Metal, Other - See Remarks |
| Bldg Misc: | Bays, Concession Stand, Restroom - Shop | Accessibility: | |
| Public Trans: | | Seller Desires: | Other - See Remarks |
| Total # Residential Units: | | | |
| Studio: | Docks: | Type of Sale: | Normal |
| 1 Bed: | Rooms: | Yrs Estb: | |
| 2 Bed: | Trk Bays: | Seat Cap: | |
| 3 Bed: | Employees: | | |

Financial Information

| | | | | |
|-----------------|---|------------------|--------------------|-------------------------------|
| Possible Fin: | Cash, Commercial Loan, Other - See Remarks | Type of Sale: | Normal | |
| 1st Mtg Bal: | \$0 | Equity: | \$1,275,000 | Town/Cnty Tax: \$1,593 |
| 2nd Mrt Bal: | \$0 | Tax Info: | | City/Vil Tax: \$0 |
| Assess Val: | \$245,000 | Annl Spc Assess: | \$0 | School Tax: \$2,006 |
| Gross Annl Inc: | | Net Op Income: | -3,599 | Total Taxes: \$3,599 |
| Annl Op Exp: | | | | |
| Inc/Exp Info: | May Show Books | Sale Price: | | DOM: 273 |
| Op Exp Incl: | Other - See Remarks | | | MLS #: S1457180 |
| Closed Date: | | | | Canaan Realty |

Brett Ransford
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8645 E. Seneca TNPK Manlius, NY 13104

