



# LEGACY

COMMERCIAL REAL ESTATE ADVISORS

In Association with Scott Reid  
& ParaSell, Inc. |  
P: 949.924.6578 | A Licensed  
New York Broker  
#10991231395



**DANNY FRANCIS**  
Senior Director  
248.450.3046  
danny.francis@legacycrea.com



**DOMINIC SHAMANY**  
President  
248.450.3259  
dominic@legacycrea.com



449 WEST AVE, ALBION, NY 14411

**UPSTATE BOTTLE RETURN & STORAGE UNITS**

**FOR SALE \$796,875 | 8.0% CAP**

LEGACYCREA.COM

## CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Legacy Real Estate Advisors, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Legacy Real Estate Advisors, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Legacy Real Estate Advisors, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Legacy Real Estate Advisors, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Legacy Real Estate Advisors, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Legacy Real Estate Advisors, LLC in compliance with all applicable fair housing and equal opportunity laws.

## TABLE OF CONTENTS

INVESTMENT OVERVIEW	3
RENT ROLL	4
REGIONAL MAP	5
RETAILER MAP	6
AERIAL MAP	7
DEMOGRAPHICS MAP & REPORT	8
BACK PAGE	9

## ALBION, NY

- Freestanding Upstate Bottle Return & Storage Units Located IN Albion, NY
- Rochester, NY MSA - Top 55 - Ranked (#52) in the U.S.A
- Dense Demographics - 8,000+ People Reside within 3 Miles Radius of Site
- Daytime Employees Exceed 5,000+ People within 3 Miles Radius of Site
- Strategically Situated Directly Along West Ave Also Known As U.S Route 31 - A Major Multi State North - South Route Spanning over 1,200+ Miles Experiencing over 4,000+ Vehicles Passing Site Daily
- 4 Minute Commute to Albion Central Schools - 1 Minute Commute to GCC Albion Campus Center

### PROPERTY DETAILS

Building Area:	8,125 SF
Land Area:	1.3 Acres
Year Built:	2002
Guarantor:	16 Unit Operator
Price:	\$796,875
Cap Rate:	8.0%
Price (PSF):	\$98.07

### LEASE OVERVIEW

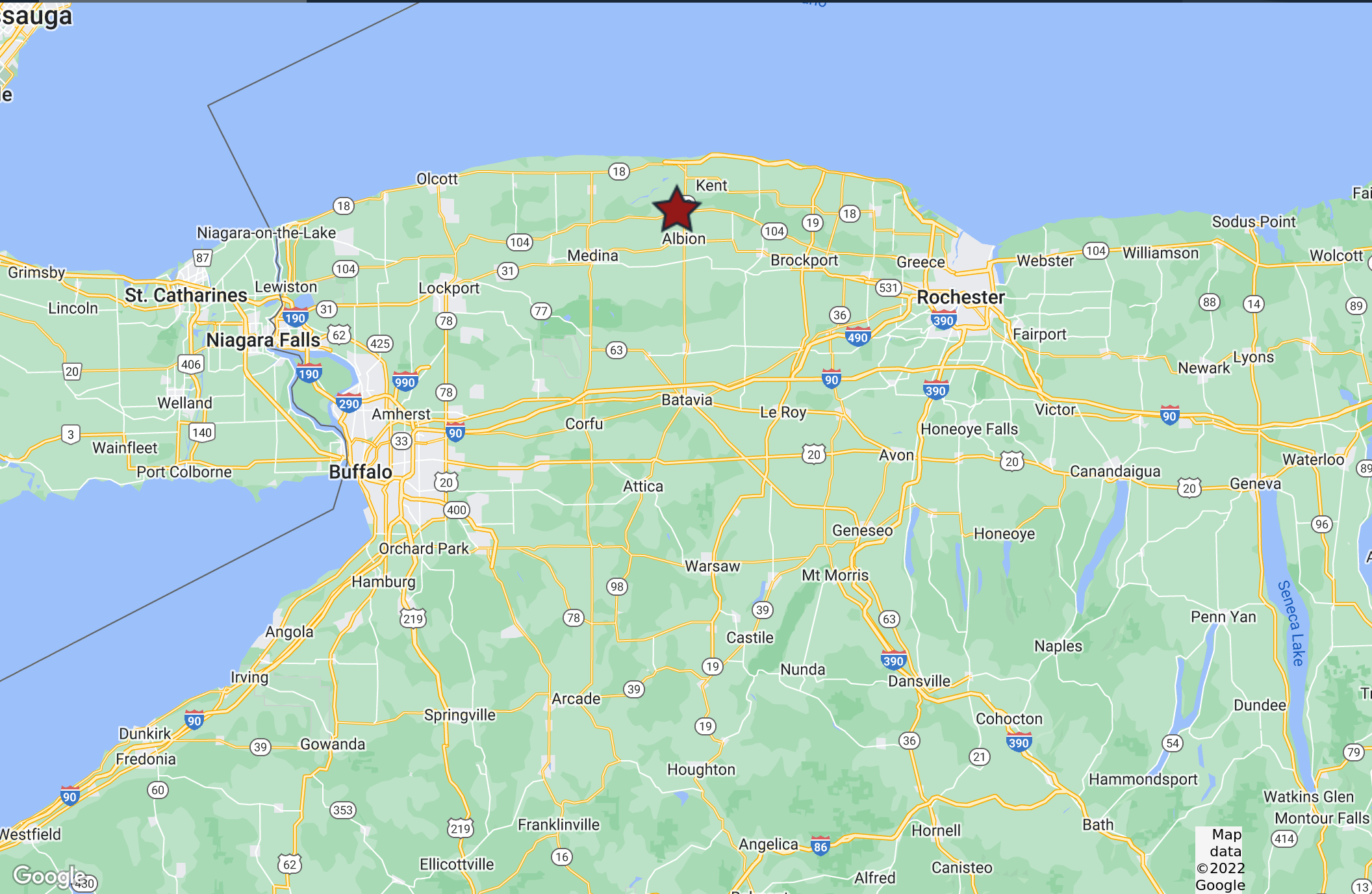
Remaining Lease Term:	Varies
Lease Type:	Varies
NOI:	\$63,750

## RENT ROLL

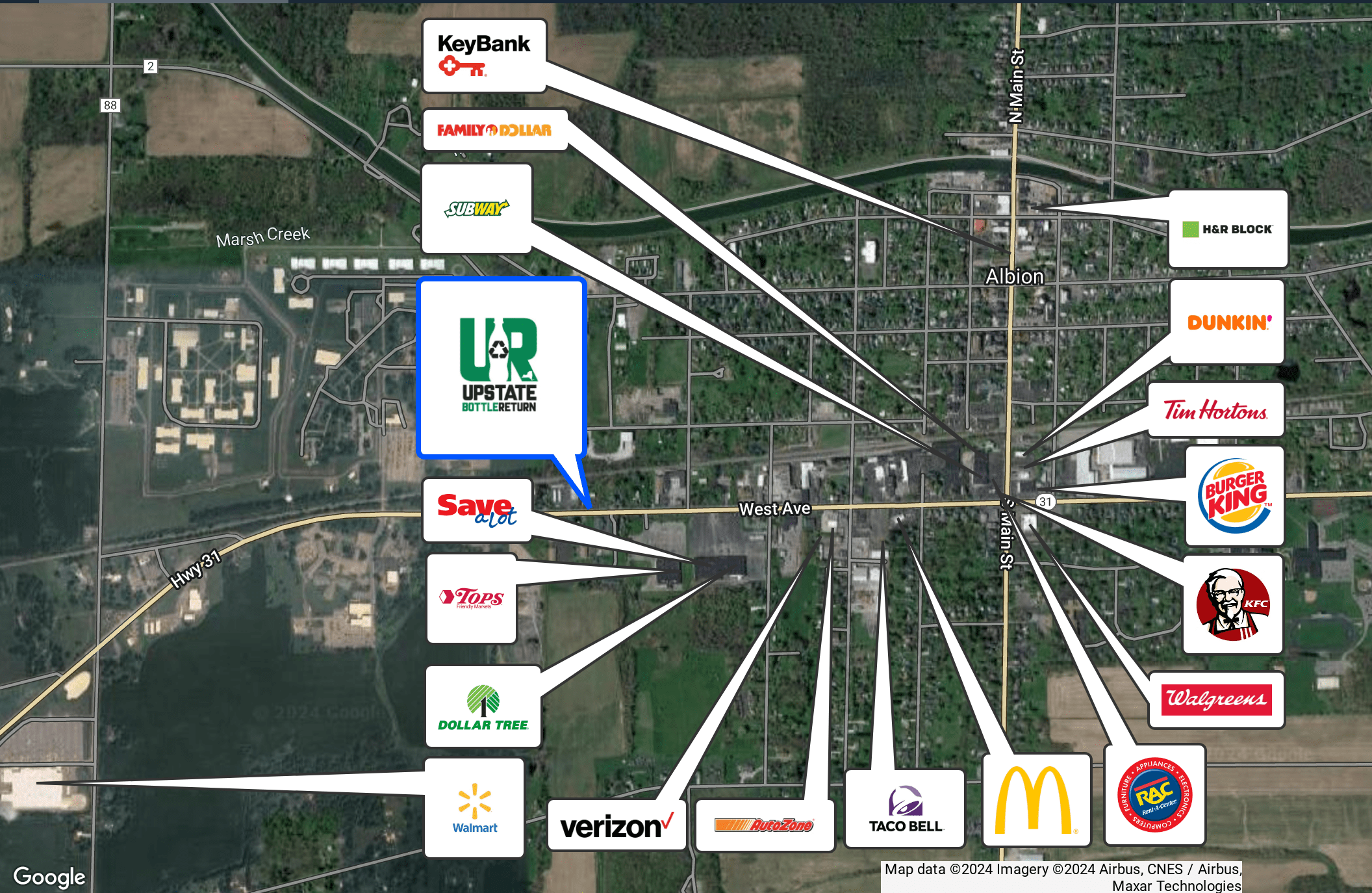
TENANT	LEASE TYPE	SIZE (SF)	ANNUAL RENT	LEASE COMMENCEMENT	LEASE EXPIRATION	OPTIONS	INCREASES
Upstate Bottle Return	NNN	8,125	\$30,000	COE	5 Years	2 (5)	3% Annually
Storage Units	Gross	60 Units	\$42,000				
<b>TOTALS</b>							

## LEASE OVERVIEW

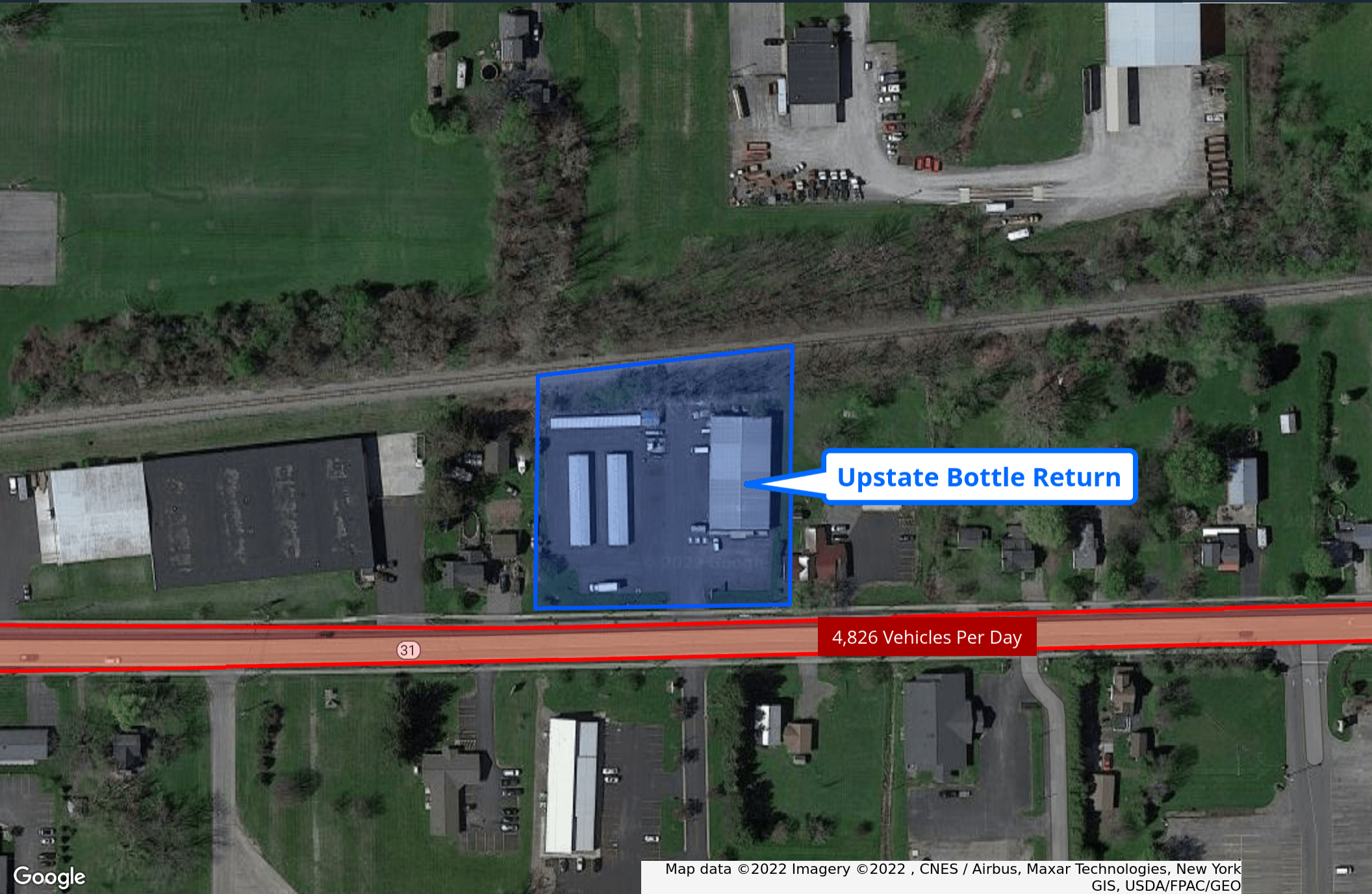
STORAGE UNITS	
Insurance	\$2,500
CAM	\$250
Property Tax	\$5,500
<b>TOTALS</b>	



Map data © 2022 Google



Google



Upstate Bottle Return

4,826 Vehicles Per Day

31

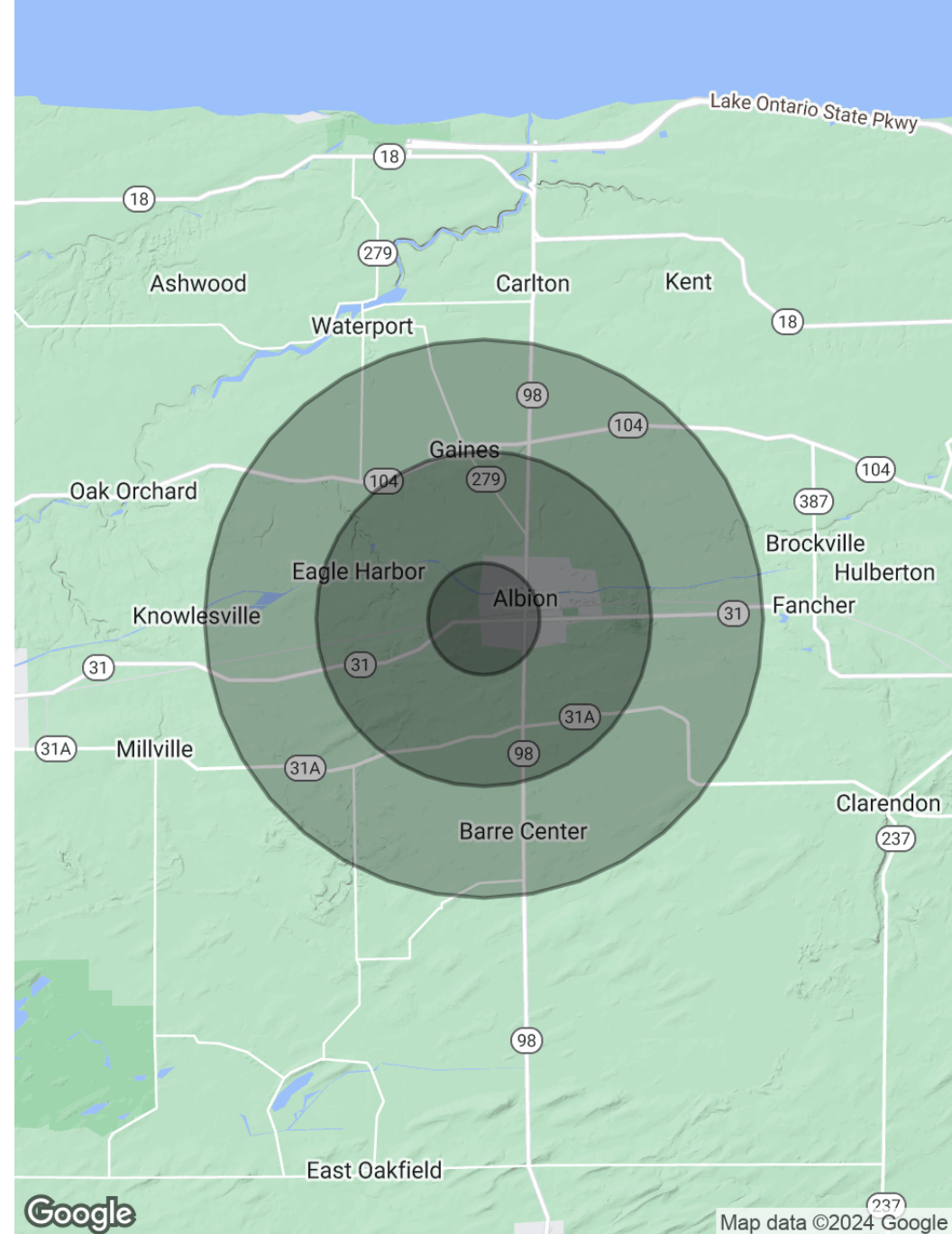
Map data ©2022 Imagery ©2022 , CNES / Airbus, Maxar Technologies, New York GIS, USDA/FPAC/GEO

Google

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,203	8,924	11,848
Average Age	40.4	42.6	44.2
Average Age (Male)	37.9	41.1	43.2
Average Age (Female)	44.8	46.3	46.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,179	3,155	3,990
# of Persons per HH	3.5	2.5	2.4
Average HH Income	\$59,976	\$59,562	\$61,233
Average House Value	\$70,943	\$138,691	\$131,682

\* Demographic data derived from 2020 ACS - US Census







# LEGACY

COMMERCIAL REAL ESTATE ADVISORS

In Association with Scott Reid  
& ParaSell, Inc. |  
P: 949.924.6578 | A Licensed  
New York Broker  
#10991231395

DANNY FRANCIS  
Senior Director  
248.450.3046  
danny.francis@legacycrea.com

DOMINIC SHAMANY  
President  
248.450.3259  
dominic@legacycrea.com

LEGACYCREA.COM

29777 Telegraph Rd Suite 4526  
Southfield, MI 48034

