



New Listing

MLS#: **S1442085** **Commercial/Industrial** **A-Active**
L420 State Route 36 List Price: **\$750,000**
County: **Steuben** Zip: **14437** Acres: **4.20**
Town/City: **Dansville** Pstl City: **Dansville** Cross St: **Sandy Hills Rd**
Area #: **Dansville-464000**
Subdivision: Lot Front: **108**
TxMap#: **464000-025-000-0001-010-420** Lot Depth: **1,099**
City Nghbrhd: Lot Shape: **Irregular**
School Dist: **Dansville** Lot #: **10**
High School: Gr SqFt: **12,420**
Middle School: Trans Type: **Sell**
Elem School: Year Built: **2001**
Photo: **9**

General Information

Category: Office	Tot Units: Office SqFt:
Sale Incl: Land and Building	# Stories: 2.0 Manuf SqFt:
Type Bldg: Office Building	# Bldgs: 1 Res SqFt:
Bus Name:	Franchise: No Retail SqFt:
Bus Type:	Avail Prkg: 25 Leased SqFt:
Elec Svc: 3 Phase	Mx Ceil Hgt: Wrhse SqFt:
Prop Use:	Mx OH Dr: Vacant SqFt:
Location: Other - See Remarks	On Wtrfrt: Yes/River/Stream/Creek
Floor: Concrete, Hardwood-Some, Other - See Remarks	Name: Stony Brook
Parking: 25	Basement:
Zoning: RMK	Loading: Other - See Remarks

Public Remarks: **Multi use flex space and office opportunity, The 14,000 SF Building currently has over 4,000 SF of office/meeting and open space in addition to the 10,000 SF + free span warehouse connected with an overlook balcony. Dock and drive in doors with roughly 16' ceilings, heavy power, and cement floors which all add to the production potential of this facility. If you are seeking flex space with a warehouse option, this is a must see! Processing, packaging, assembly, or furniture building all could be ideal choices.**

Unbranded VT: [Click Here](#)
Aerial Drone Video:
Virtual Tour 3D:

Directions: **Route 360 to Dansville and Route 36, South on Route 36 approx. 1 mile to property on the Right.**

Lease Information

Utilities Information

HVAC Type: Forced Air	Sewer/Water: Septic System
Heating Fuel: Propane	Boiler Type:
Type of Well: Drilled	Well Location: 2 drilled wells

Additional Information

Living Qrtrs: No	Construction: Other - See Remarks, Wood
Available Docs: Aerials	Roof: Metal
Bldg Misc: Offices	Accessibility:
Public Trans:	Seller Desires: Cash, Other - See Remarks
Total # Residential Units:	
Studio: Docks: Yrs Estb:	
1 Bed: Rooms: Seat Cap:	
2 Bed: Trk Bays:	
3 Bed: Employees:	

Financial Information

Possible Fin: Cash, Conventional	Type of Sale: Normal	Town/Cnty Tax: \$2,593
1st Mtg Bal: \$0	Equity: \$750,000	City/Vil Tax: \$0
2nd Mrt Bal: \$0	Tax Info:	School Tax: \$3,204
Assess Val: \$217,000	Annl Spc Assess: \$0	Total Taxes: \$5,797
Gross Annl Inc:	Net Op Income: -5,797	
Annl Op Exp:		
Inc/Exp Info: None		
Op Exp Incl: Other - See Remarks		
Closed Date:	Sale Price:	DOM: 0

Brett Ransford
Not Licensed

MLS#: **S1442085**
Canaan Realty
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