

FOR SALE

4727-4729 Ridge Road Spencerport, New York



BUILD TO SUIT LOCATION OR INVESTMENT

Owners financing available with 15% down. This site is 8 acres with 235' frontage and 1560' depth along Ridge Road West in Spencerport, NY. The zoning is commercial and residential, which offers many options for development. There are many auto dealerships along the Ridge. Possible locations for Medical office, small plaza, service industry provider.

There are two houses of approx. 1550 SF, built in 1895 currently on the properties that could be leased out. Additionally there is 19.23 acres adjacent to this site also available for purchase to make a much larger development.

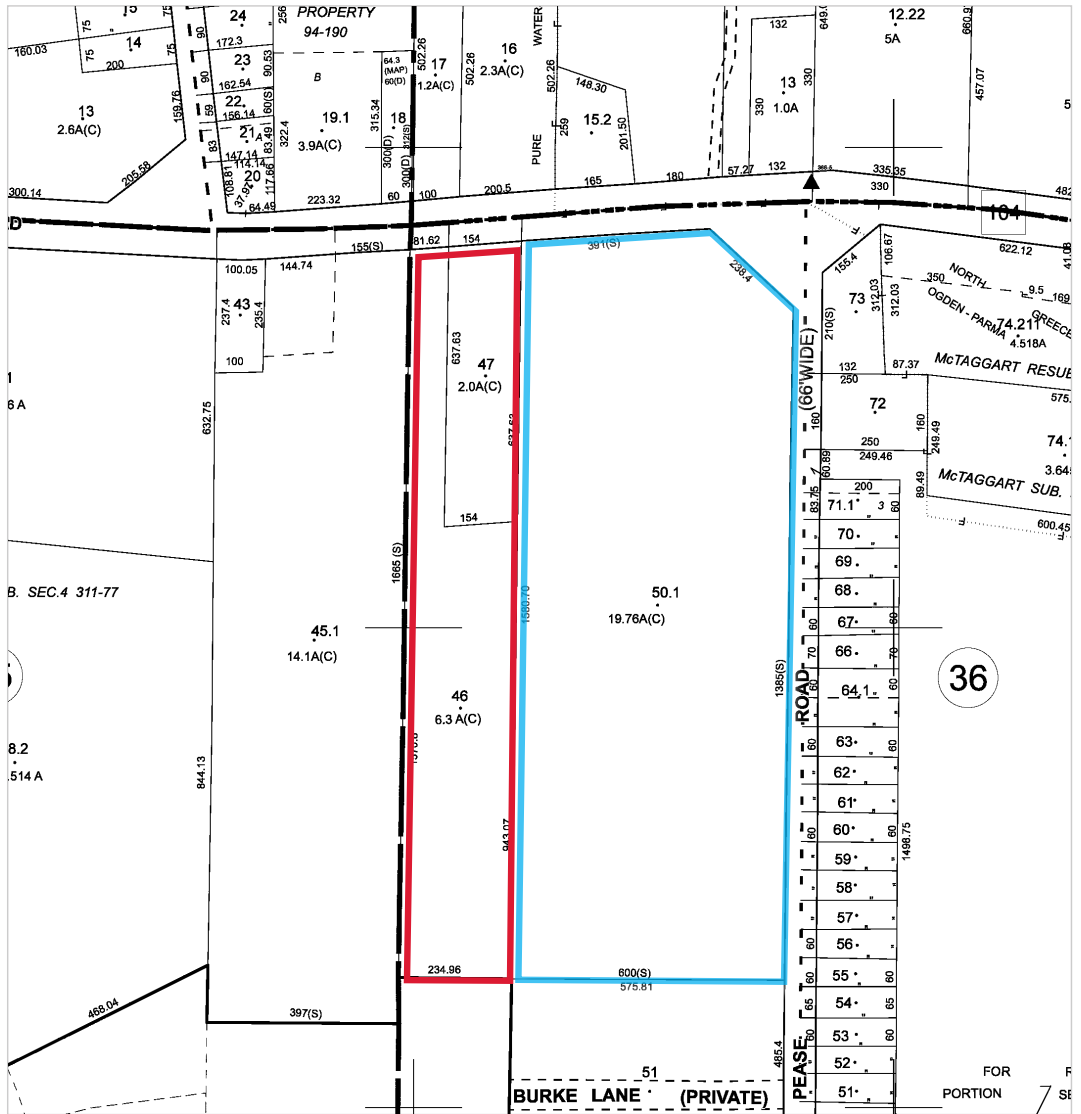
PROPERTY OVERVIEW

Lot Size	8.30 +/- acres
Total SF	2,799 +/- SF
Year Built	1895
Stories	1.7
Traffic Count	12,891 ADT



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