



## \$579,000

130 W Main Street  
Cuba, NY 14727

6,608 sq ft

MLS #: B1646446

Listing by Homestar Realty, 585-593-4444



## Commercial

Operating as a medical facility for over 40 years. Located near Cuba Hospital on a nearly a two Acre parcel, with over 40 parking spaces. Well maintained, this over 6000 sq. foot facility has the ability to be used as a duplex, with two distinct offices entrances or can be used as one space. Two 2 reception areas, 12 exam rooms, six bathrooms, 9 private offices, two breakrooms, and 4 nurses/lab stations. Full, dry, partially finished basement offers additional space for storage. So many possibilities here!

## Property Features

- # of Parking Spaces: 40
- Building Area Total: 6608
- Construction Materials: Foam Insulation
- Cooling: Central Air
- County/Area: Allegany County
- Cross Street: Patriot
- Heating: Gas, Forced Air
- Inclusions: Land and Building
- Levels: One
- Listing Status: Active
- Listing Terms: Cash
- Lot Features: Rectangular, Rectangular Lot
- Lot Size: 1.7800
- Lot Size Area: 1.78
- Lot Size Square Feet: 77537
- Lot Size Units: Acres
- Main Type: Commercial Sale
- Number Of Buildings: 1
- Operating Expense Includes: Electric, Fuel, Insurance, Utilities
- Parcel Number: 024801-179-006-0001-059-000-0000
- Parking Spaces: 40
- Possession: Close Of Escrow
- Property Condition: Resale
- Property Type: Commercial
- Roof: Asphalt
- School District: Cuba-Rushford
- Sewer: Public Sewer
- Special Conditions Details: Standard
- Sq.Ft.: 6608
- Stories: 1 Story
- Stories Total: 1
- Sub Type: Commercial
- Tax Annual Amount: 21138
- Tax Assessed Value: 553000
- Tax Lot: 59
- Township: Cuba-Village
- Utilities: Sewer Connected, Water Connected
- Vacancy Allowance Rate: 100
- Water Source: Public
- Year Built: 1992
- Year Built Details: Existing
- Zip Code: 14727
- Zoning: Com1, Commercial



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