

1901 NY Route 96A • Ovid, NY 14521

Mixed-Use Investment Property | \$325,000 | Seneca County, Finger Lakes



2.3 Acres
LOT SIZE

4,680 SF
GROSS BLDG

2,100 SF
COMMERCIAL

2 Units
RESIDENTIAL

\$325,000
LIST PRICE

PROPERTY OVERVIEW

Mixed-use building on 2.3 acres along NY Route 96A in Ovid — fully renovated commercial space plus two occupied residential apartments.

The commercial space features new vinyl plank flooring, fresh drywall, updated bathrooms, energy-efficient windows, newly installed forced air heating, and on-demand hot water. Both apartments have new hot water tanks.

High-visibility frontage on a well-traveled corridor between Seneca and Cayuga Lakes, with ample parking and room to grow.

At \$325,000, this is a compelling entry point into the Finger Lakes market — immediate rental income in place and a renovated commercial space ready for whatever fits your vision.

PROPERTY DETAILS

MLS#: R1673026
County: Seneca | Town of Romulus
Cross St: Kinne Road
Zoning: Com 1 | Mixed-Use Flexibility
Lot: 2.30 Acres / 100,188 SF
Gross SF: 4,680
Commercial: 2,100 SF (Vacant, Move-In Ready)
Residential: 2,580 SF / 2 Units (Occupied)
Year Built: 1956 | Comprehensively Renovated
Heating: Forced Air / Propane & Electric
Parking: Ample On-Site Parking
Sewer: Public Sewer Connected
Location: Finger Lakes | Strong Tourism Market



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