



## 5315 & 5319 Bassett Road | Burdett (Hector), NY 14818

**4**  
UNITS

**2022–23**  
YEAR BUILT

**2.56 AC**  
LOT SIZE

**\$775,000**  
ASKING PRICE



### PROPERTY OVERVIEW

- **Type:** 4-Unit Multifamily — Four Detached Buildings
- **Units:** Two 1BR/1BA & Two 1BR/1BA with Loft
- **Built:** 2022–23 | Metal Roof | Vinyl Siding | Slab
- **HVAC:** Mini-Split per Unit | 4 Separate Electric Meters
- **Water:** Public Water | Private Septic
- **Site:** 2.56 Acres | Private Stocked Pond | Ample Parking

### UNIT AMENITIES — STANDARD IN ALL 4

- In-unit washer/dryer
- Full appliance package: dishwasher, microwave, range, refrigerator
- Eat-in kitchen, living room, private porch/deck
- High-speed internet available

### LOCATION & PROXIMITY

- ~5 mi — Seneca Lake & Wine Trail (30+ wineries)
- ~8 mi — Watkins Glen State Park
- ~10 mi — Watkins Glen International Raceway
- ~2 mi — Finger Lakes National Forest
- ~25 mi — Ithaca / Cornell University

### INVESTMENT HIGHLIGHTS

- New construction — minimal deferred maintenance
- Modern systems with long remaining useful life
- Four detached buildings — operational flexibility
- Strong STR conversion potential — top NY tourism destination
- One of New York State's top tourism destinations

### WHY THIS MARKET

- Seneca Lake Wine Trail — 30+ wineries, breweries & distilleries
- Watkins Glen draws millions of visitors annually
- Finger Lakes National Forest — year-round outdoor recreation
- Growing demand for quality accommodations in the region
- Proximity to Ithaca, Corning, and Syracuse markets

### MORE INFORMATION

*Offering memorandum and pro forma available upon request.*

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