

LAND FOR SALE

# Prime Raw Land – Redevelopment or New Build Potential

2275 New York 104,  
Ontario, NY 14519

OFFERING MEMORANDUM



**VIRGINIA SQUIRE, CCIM**

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Land For Sale

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Yaman Commercial in compliance with all applicable fair housing and equal opportunity laws.

SECTION 1

# Property Information

2275 New York 104,  
Ontario, NY 14519



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# PROPERTY SUMMARY

Land For Sale



## PROPERTY DESCRIPTION

Prime Development Opportunity – Raw Land  
2275 New York 104, Ontario, NY 14519

This parcel offers exceptional value and potential for the savvy investor. With its prime location in Ontario, NY, the surrounding area provides a wealth of amenities and conveniences, making it an ideal site for future development.

NY 104 serves as a primary east–west regional route across Wayne County, carrying both commuter and commercial traffic between Rochester-area suburbs and Wayne County. Properties along this corridor benefit from strong signage opportunities and excellent drive-by visibility.

The seller will also entertain a land lease.

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	39	214	730
Total Population	88	490	1,699
Average HH Income	\$75,723	\$76,491	\$81,425

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# COMPLETE HIGHLIGHTS

## Land For Sale



### PROPERTY HIGHLIGHTS

- Public water and sewer access (no private wells or septic systems).
- Expansive raw land parcel offering flexible redevelopment opportunities with public water and sewer access.
- Flexible zoning supports diverse redevelopment options.
- Expansive frontage on Route 104, a four-lane principal arterial with strong regional traffic flow and signage visibility.
- Located in the Town of Williamson, a key growth hub in western Wayne County with established industrial, commercial, and residential activity along Route 104.
- Seller is open to land lease opportunities.



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# Location Information

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# RETAILER MAP

Land For Sale



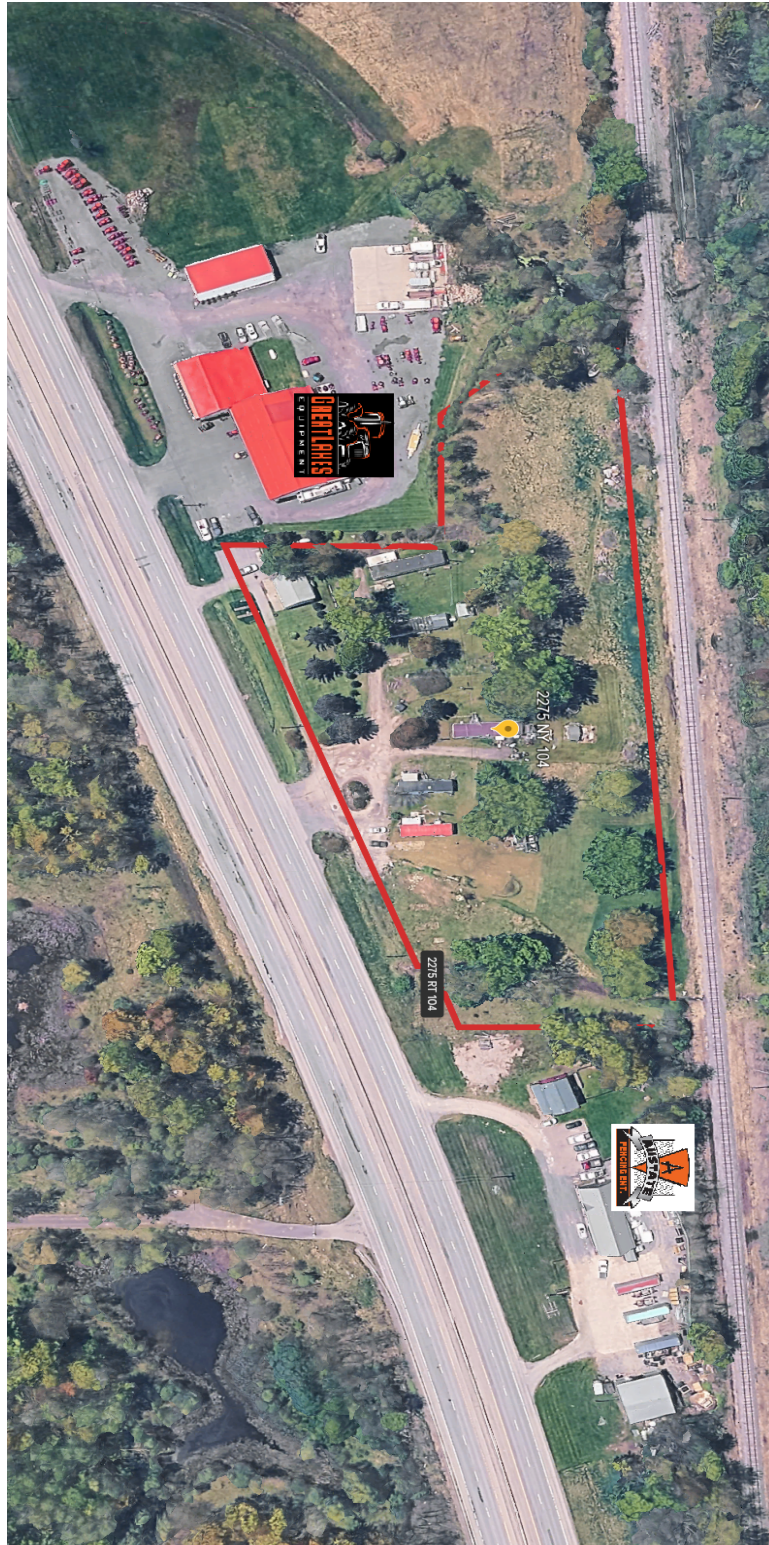
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# AERIAL MAP



Land For Sale

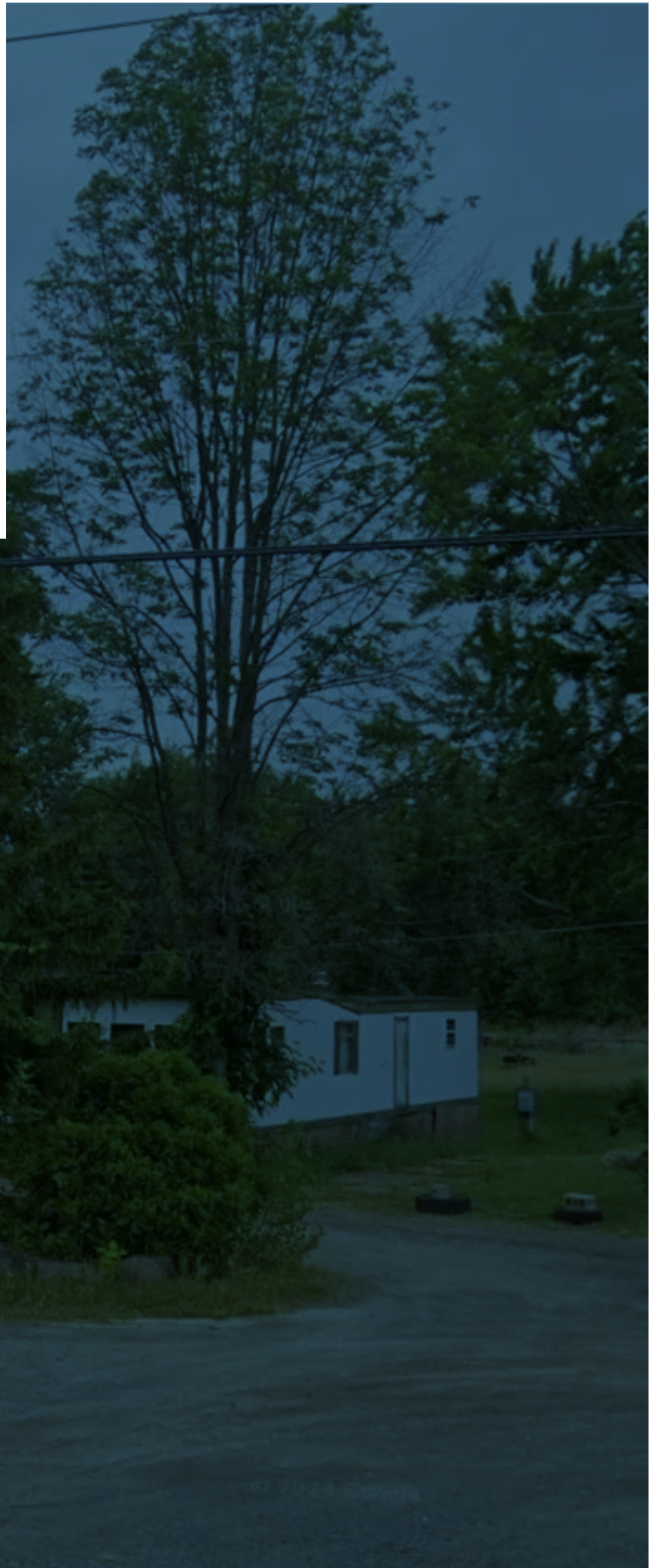


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# Financial Analysis

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## 2275 Route 104



### Monthly Break Down

	<u>Lot rent</u>	<u>Trailer rent</u>	<u>Years at Property</u>
Lot 1	\$ 380.00	\$ 20.00	7
Lot 2	\$ 380.00	\$ 20.00	7
Lot 3	\$ 380.00	\$ 20.00	7
Lot 4	\$ 380.00	\$ 20.00	4
Lot 5	\$ 400.00	Privately owned	6
House		\$ 1,400.00	3
Totals	<u>\$ 1,920.00</u>	<u>\$ 1,480.00</u>	

All rents are currents

All are month to month tenants

No Security deposits

### Proforma Income and Expenses with Current Occupancy

#### Income

Lot Rents	\$ 1,920.00	12	\$23,040.00
trailer rent	\$ 80.00	12	\$ 960.00
House rental	\$ 1,400.00	12	\$16,800.00
Total income			<u>\$40,800.00</u>

#### Expenses

taxes	school	\$ 4,626.02
	town and county	<u>\$ 2,569.32</u>
		\$ 7,195.34
garbage		\$ 700.00
water sewer		\$ 2,800.00
Snow	estimate	\$1,500.00
Lawn	estimate	\$1,500.00
insurance	estimate	<u>\$ 4,000.00</u>
		<u>\$10,500.00</u>
Total Estimated expenses		\$17,695.34

Net Operating Income	\$ 23,104.66
Cap Rate	4.2%
Offering Price	\$549,000.00

# Demographics

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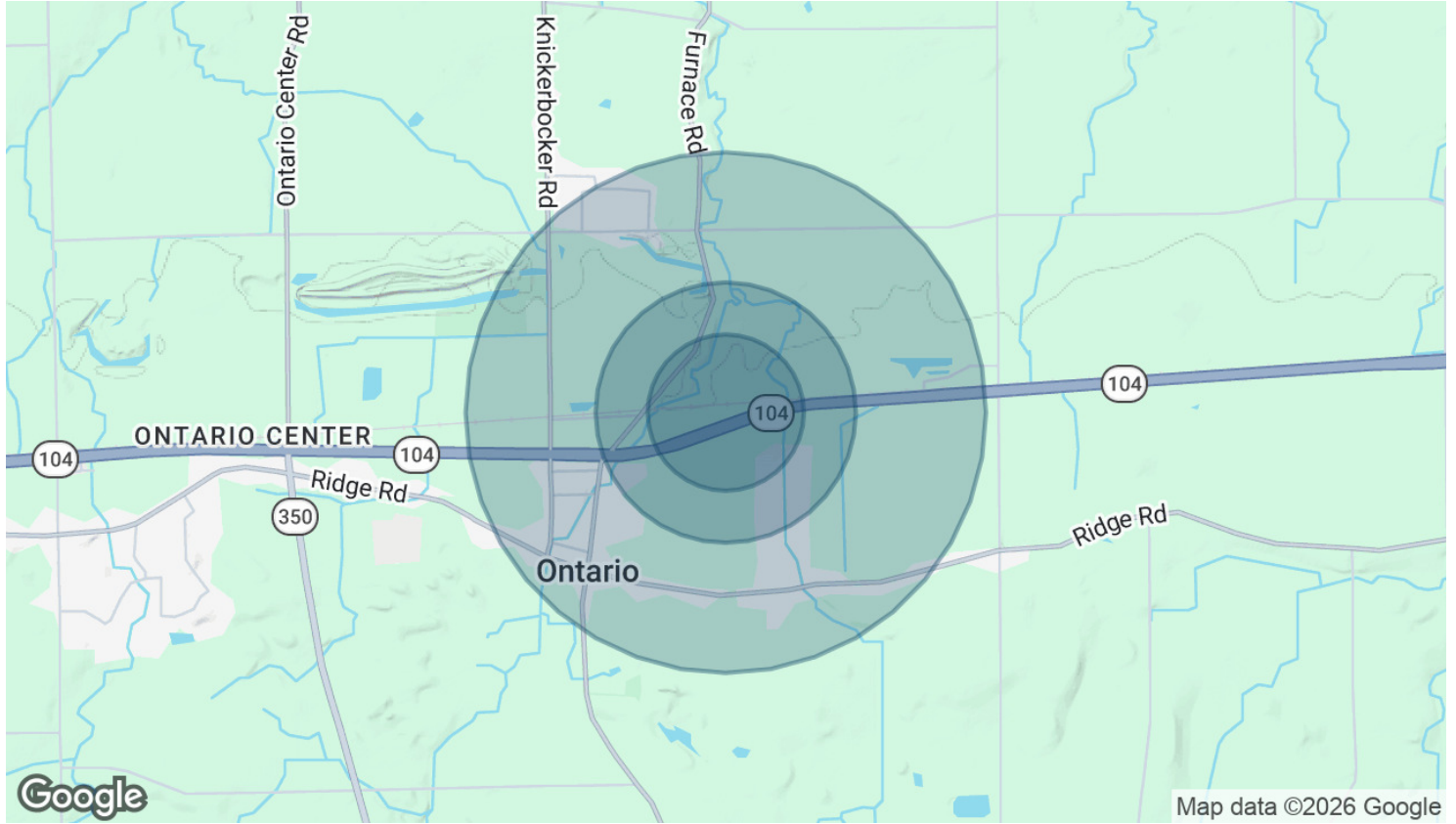
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# DEMOGRAPHICS MAP & REPORT

Land For Sale



<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	88	490	1,699
Average Age	41	41	42
Average Age (Male)	39	40	40
Average Age (Female)	43	43	43

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	39	214	730
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$75,723	\$76,491	\$81,425
Average House Value	\$218,009	\$219,122	\$226,284

2020 American Community Survey (ACS)

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