

OFFERING MEMORANDUM

Historic Event Venue &
Mixed-Use Property

1 E. Church St.
Fairport, NY 14450

The Deland House on Main | Fairport, NY



 **Caliber**
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OFFERING SUMMARY



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The DeLand House on Main offers the opportunity to acquire a landmark 1874 French Chateau-style property, established event venue, and optional operating business in the heart of the Village of Fairport, steps from the Erie Canal.

The 20,105 ± SF freestanding facility occupies a prominent corner location within a vibrant mixed-use downtown corridor. Configured with nine event spaces accommodating 6 to 700 guests, the offering provides the flexibility to purchase the real estate independently or together with the established operating business, delivering immediate in-place revenue and strong regional brand recognition.

INVESTMENT HIGHLIGHTS

- 1874 Landmark French Chateau Asset
- Prime Main & Church Corner | Steps to Erie Canal
- 20,105 ± SF Freestanding Multi-Level Venue
- 9 Event Spaces | 6–700 Guest Capacity
- Established Operating Business | In-Place Revenue
- Diversified Event & Wine Bar Revenue
- Strong Regional Brand Presence



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PROPERTY DETAILS



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PROPERTY SUMMARY	
Address	1 E Church Street
City	Fairport
County	Monroe
Township	Fairport-Village
Zoning	Business
Cross Street	Main Street
Property Type	Commercial Sale
Number of Buildings	1
Stories	3
BUILDING & SITE DETAILS	
Total Building Area	20,105 SF
Lot Size	1.09 Acres
Lot Dimensions	275' x 198'
Lot Configuration	Rectangular
Year Built	1876
Construction	Existing / Resale
Roof Type	Asphalt, Pitched
Parking	60 On-Site Spaces
UTILITIES & SYSTEMS	
Heating	Electric, Gas, Zoned, Hot Water
Cooling	Zoned, Central Air
Sewer	Public Sewer
Water	Public

THE DELAND HOUSE ON MAIN

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LOCATION OVERVIEW



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HISTORICAL SIGNIFICANCE



HISTORICAL SIGNIFICANCE

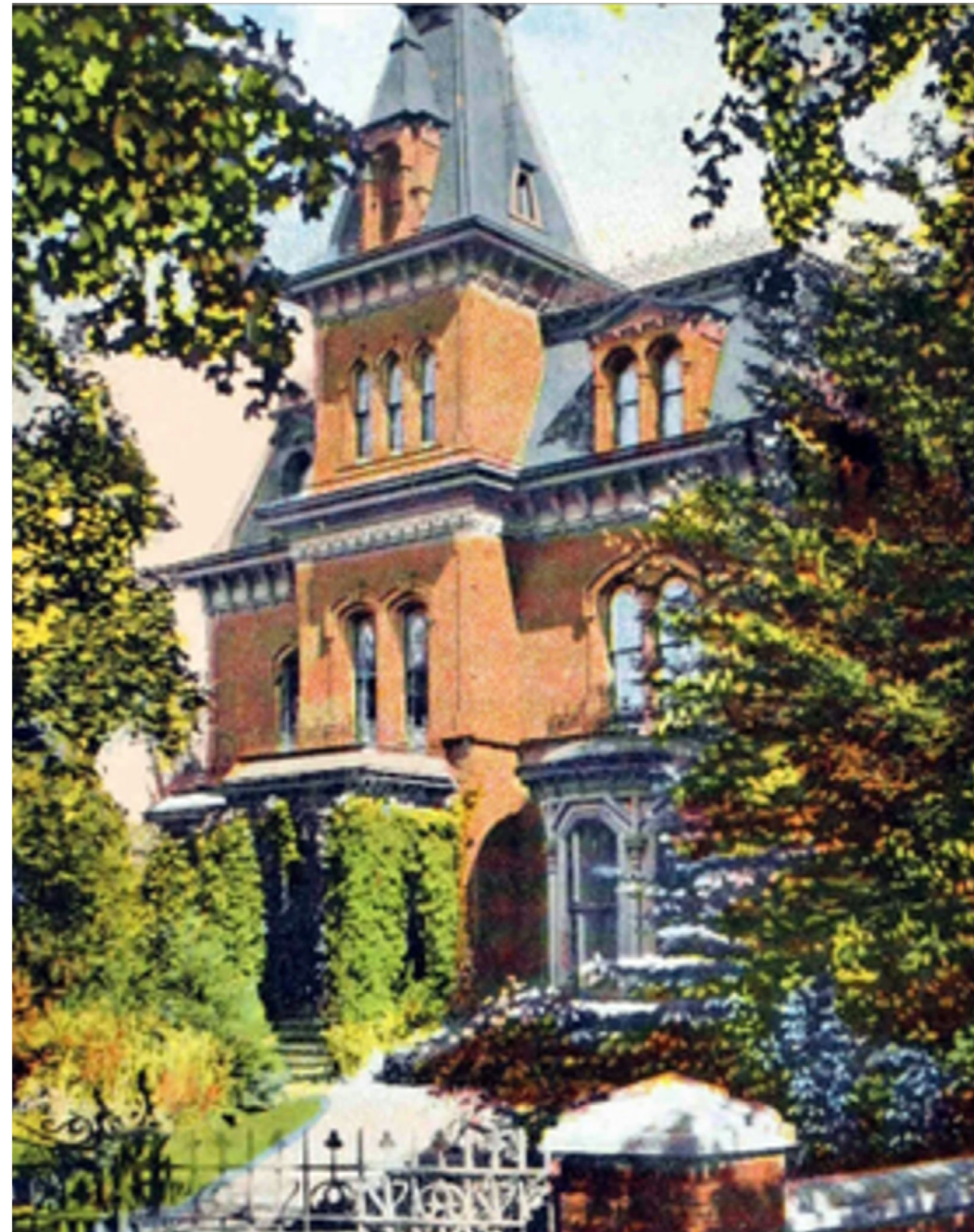
Constructed in 1874 by Henry and Sarah DeLand, the building was originally a 34-room private residence designed in French Chateau architectural style.

Over its history, the property has operated as:

- The Green Lantern Inn
- The Green Inn
- Dominic's on Main

The building was added to the Registry of Historic Places circa 1980 and remains one of Fairport's most architecturally significant structures.

Its historic character is a core value driver in its branding and event positioning.



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FINANCIAL SUMMARY



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Asking Price	\$2,999,900
Price Per SF	\$149
Tax ID	153.13-1-48
Annual Property Taxes	\$27,759
Inclusions	Land, Building & Business

Additional financials available to qualified buyers upon request.

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PROPERTY GALLERY





THE DELAND HOUSE ON MAIN



THE DELAND HOUSE ON MAIN



THE DELAND HOUSE ON MAIN



THE DELAND HOUSE ON MAIN

PROPERTY GALLERY

Access the complete photo library here →

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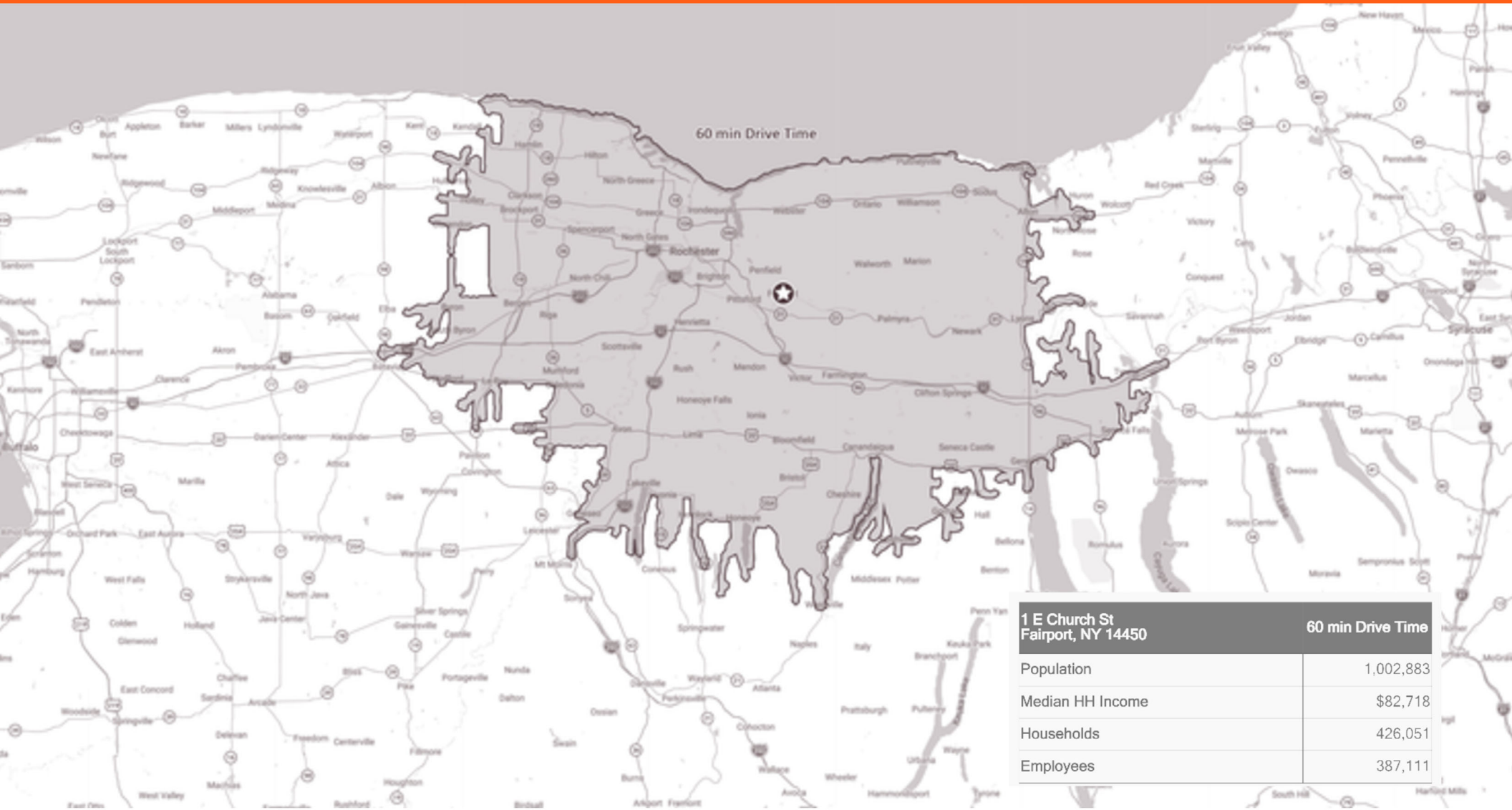
The DeLand House on Main

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DEMOGRAPHIC INFORMATION



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