

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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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.

Property Information

2275 New York 104,
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PROPERTY SUMMARY

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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



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

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Financial Analysis

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2275 Route 104



Monthly Break Down

	Lot rent	Trailer rent	Years at Property
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
	\$ 1,920.00	\$ 1,480.00	

All rents are current

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	\$ 130.00	12	\$ 1,560.00
House rental	\$ 1,400.00	12	\$16,800.00
Total income			<u>\$41,400.00</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>\$ 2,500.00</u>
		<u>\$ 9,000.00</u>
Total Estimated expenses		<u>\$16,195.34</u>

Net Operating Income	\$ 25,204.66
Cap Rate	5.6%
Offering Price	\$449,900.00

Demographics

2275 New York 104,
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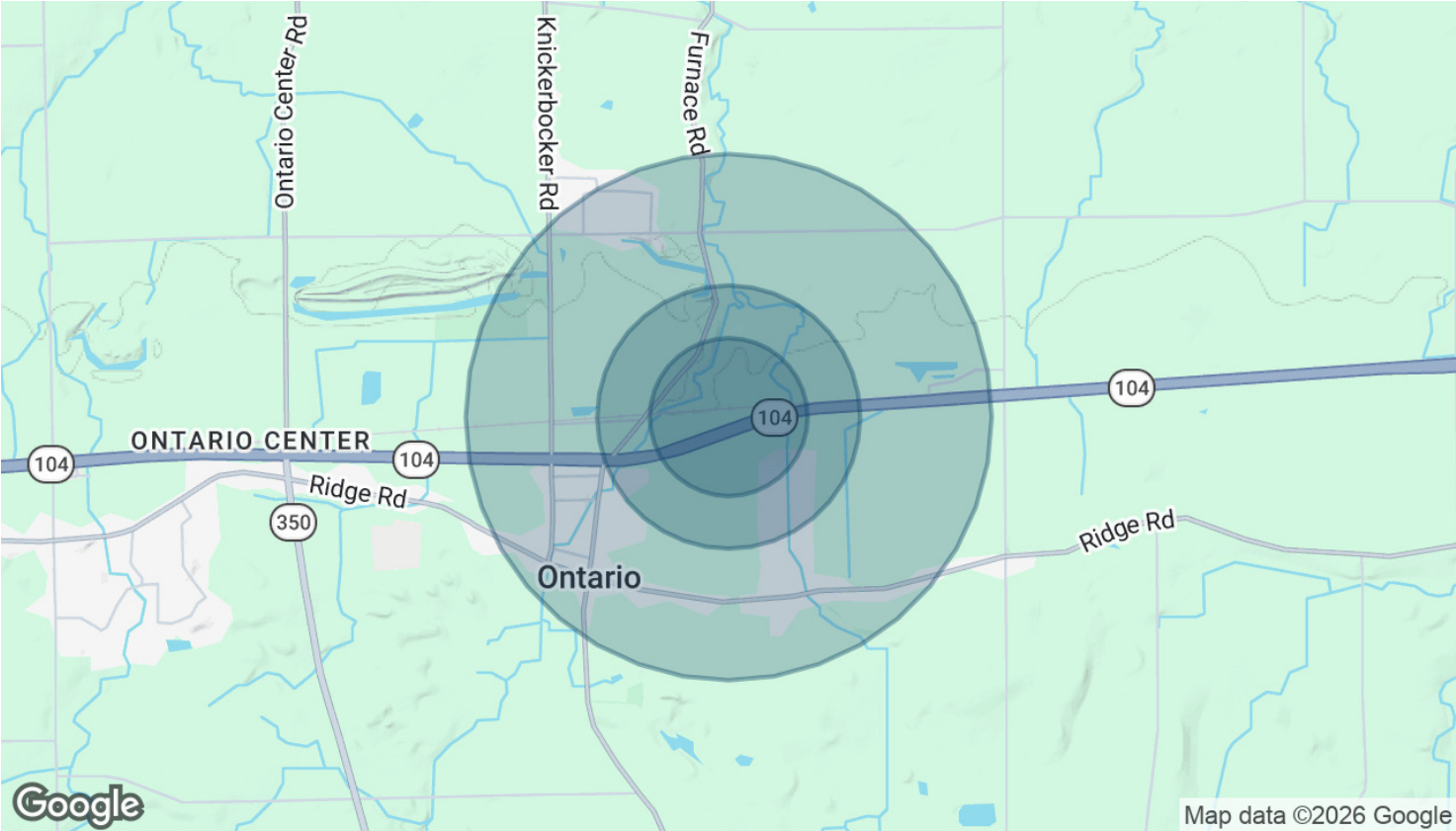
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DEMOGRAPHICS MAP & REPORT

Land For Sale



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

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
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)