



New Listing

MLS#: **R1681845** **Commercial/Industrial**
450 E Main St
 County: **Wayne** Zip: **14522**
 Town/City: **Palmyra** Pstl City: **Palmyra**
 Area #: **Palmyra-Village-543601**
 Village: **Palmyra-Village**
 Subdivision:
 TxMap#: **543601-064-111-0012-837-683-0000**
 Addl TxMap#:
 City Nghbrhd:
 School Dist: **Palmyra-Macedon**
 High School:
 Middle School:
 Elem School:

List Price: **A-Active \$189,900**
 Acres: **0.10**
 Cross St: **Mill Street**
 Lot Front: **45**
 Lot Depth: **98**
 Lot Shape: **Rectangular**
 Lot #: **837**
 Gr SqFt: **2,763**
 Trans Type: **Sell**
 Year Built: **1900**
 Yr Blt Desc: **Existing**
 # Photo: **35**

Waterfront/Water

Waterfront: **No** Island/Name: **No** Riparian Rgts:

General Information

Category: Mixed Use	Tot Units: 3	Office SqFt:
Sale Incl: Building Only	# Stories: 2.0	Manuf SqFt:
Type Bldg: Retail	# Bldgs: 1	Res SqFt:
Bus Name:	Franchise: No	Retail SqFt:
Bus Type:	Avail Prkg: 7	Leased SqFt:
Elec Svc:	Mx Ceil Hgt:	Wrhse SqFt:
Prop Use:	Mx OH Dr:	Vacant SqFt:
Location: Business District, Corner, Freestanding	Basement: None	
Floor: Carpet, Linoleum/Vinyl	Loading:	
Parking: 7/On Site		
Zoning: R2		

Public Remarks: **This well-maintained 3-unit mixed-use building offers a strong combination of commercial and residential income in the Village of Palmyra. Unit 1 features a beautifully finished retail space complete with a gas fireplace, open-concept layout, central A/C, and accessible ramp entry. Unit 2 provides a private office suite with its own separate entrance—ideal for a small business or professional use. Unit 3 is an updated second-floor apartment showcasing a cozy fireplace, formal dining room, modern bathroom, and spacious bedrooms. The property also includes off-street parking for up to 7 vehicles. Prime central location close to shops, dining, and community amenities. Delayed negotiations until May 23 at 11am.**

Unbranded VT:
 Aerial Drone Video:
 Virtual Tour 3D:

Directions:

Lease Information

#	Avail SF	\$/SqFt	Lease Desc	Lse Trm Remn	SqFt Desc	Mnth Rent
1			Monthly			\$225

Tenant Pays: **Rent**

Utilities Information

HVAC Type: Baseboard, Forced Air, Hot Water, Multi-Zone	Sewer/Water: Public Sewer Connected, Public Water Connected
HVAC Fuel: Gas	Boiler Type: Hot Water Boiler
Electric:	Insulation: Unknown
Energy Eqpt: None	Septic Location:
Type of Well:	Well Location:
Grn Bld Vr Type:	
Grn Indoor Air Q:	
Grn Water Cnsrv:	

Additional Information

Living Qtrs: Yes/Apartment	Constr Mtrls: Frame
Available Docs: Survey	Roof: Asphalt, Shingles
Bldg Misc: Pole Sign, Restroom - Office	Accessibility: Ramp
Public Trans: 1-2 Blocks	Seller Desires:
Total # Residential Units: 1	
Studio:	Docks:
1 Bed: 3	Rooms: 5
2 Bed:	Trk Bays:
3 Bed:	Employees:
Yrs Estb:	Seat Cap:

Financial Information

Possible Fin: Cash, Commercial Loan	Type of Sale: Normal	Town/Cnty Tax: \$791
1st Mtg Bal: \$0	Equity: \$189,900	City/Vil Tax: \$1,443
2nd Mrt Bal: \$0	Tax Info:	School Tax: \$1,910
Assess Val: \$80,000	Annl Spc Assess: \$0	Total Taxes: \$4,144
Gross Annl Inc:	Net Op Income:	
Annl Op Exp:		
Inc/Exp Info: None		
Op Exp Incl: Other - See Remarks		

Closed Date:

Sale Price:

DOM:

0

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David P Kuperus
NY Licensed Assoc. R.E. Broker

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