

FOR SALE

Eagle Vale Golf Club

4344 Nine Mile Point Road, Fairport, NY



PROPERTY DESCRIPTION

Eagle Vale Golf Club and Training Center is an 18-hole daily fee Golf Course which opened 1987. It is located in Monroe County, south east of the City of Rochester in the town of Perinton. There are four sets of tees for each hole. From the longest tees the course measures 6786 yds, and 5420 yards from the shortest tees. From the longest tees par is 72, the course rating is 70.2 with a slope rating of 124 on blue grass fairways and bent greens. It is a four star rated course which is quickly approaching four and half stars. Property includes a fully-lit driving range containing 33-Bays, a practice chipping green and putting green; a golf shop, clubhouse, restaurant, and grand ballroom; and computerized irrigation to all greens, tees and fairways.

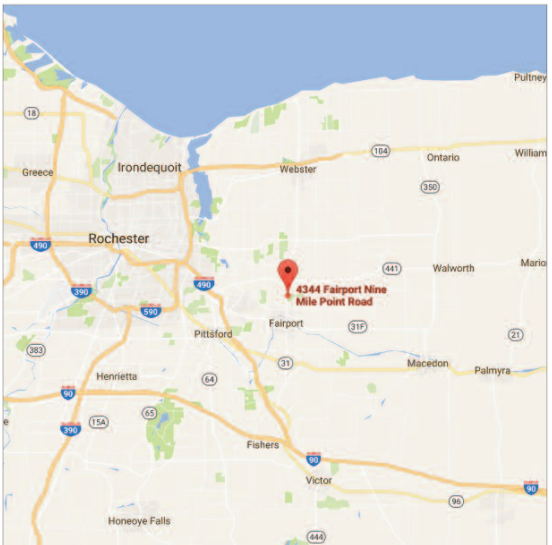
PROPERTY OVERVIEW		DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Lot Size	142.86 acres	Total Population	7,700	40,613	84,164
Total Building SF	25,987 +/- SF	Total Households	4,167	21,432	42,639
Year Built	1985	Ave. Annual Income	\$93,024	\$90,216	\$97,987
Stories	2				
Parking	On site				



COMMERCIAL

**HUNT Commercial
Real Estate Corporation**
8196 Oswego Road
Liverpool, New York 13090
HUNTCommercial.com

Rolf Bruckert
Licensed Real Estate Salesperson
Cell: (315) 935-3244
rbruckert@huntcommercial.com



HUNT Commercial
Real Estate Corporation
 8196 Oswego Road
 Liverpool, New York 13090
HUNTCommercial.com

The information, statements, and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. All offerings subject to errors, prior sale, lease, or withdrawal without notice.