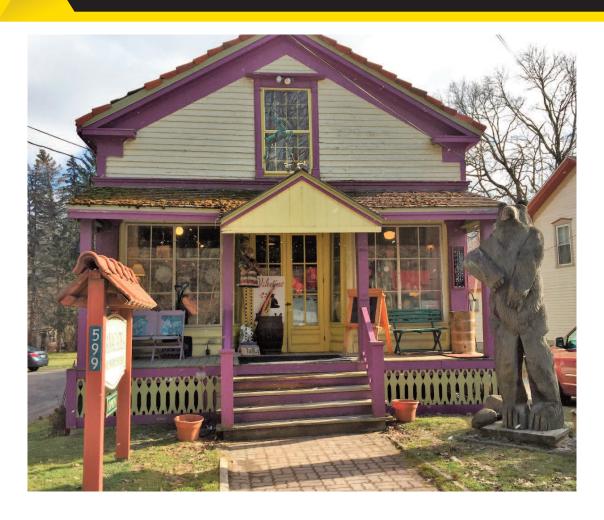
599 State Route 244 Alfred Station, New York



PROPERTY DESCRIPTION

Commercial building in the "Tinkertown" area in Town of Alfred. Currently being run as the "Canacadea Country Store". The store is 90% of the main floor with a small kitchen sink and restroom for employees in the back and approximately 80-90% of basement level and 1/2 of the upper level for retail business. The other 1/2 of 2nd floor is storage. Owner will sell building and small rental house behind; or will also sell business (good will + \$10,000 + inventory to be determined at time of sale). Little 2 bedroom rental house currently rents for \$750 month., tenant pays their own utilities.

PROPERTY OVERVIEW

Total SF 2,992 +/- SF

Year Built 1868

Stories 2

Parking On Site

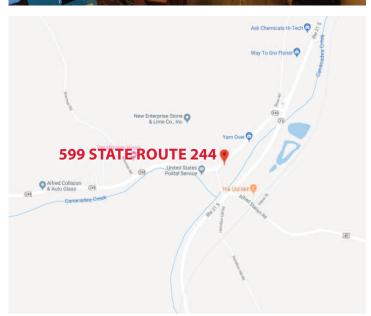


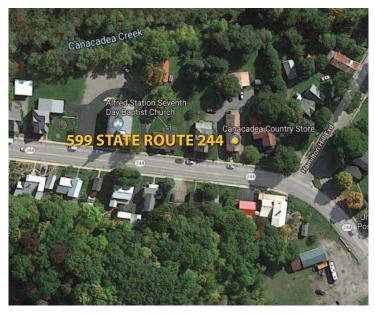














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