

**FOR SALE**

# 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

<b>Total SF</b>	2,992 +/- SF
<b>Year Built</b>	1868
<b>Stories</b>	2
<b>Parking</b>	On Site



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