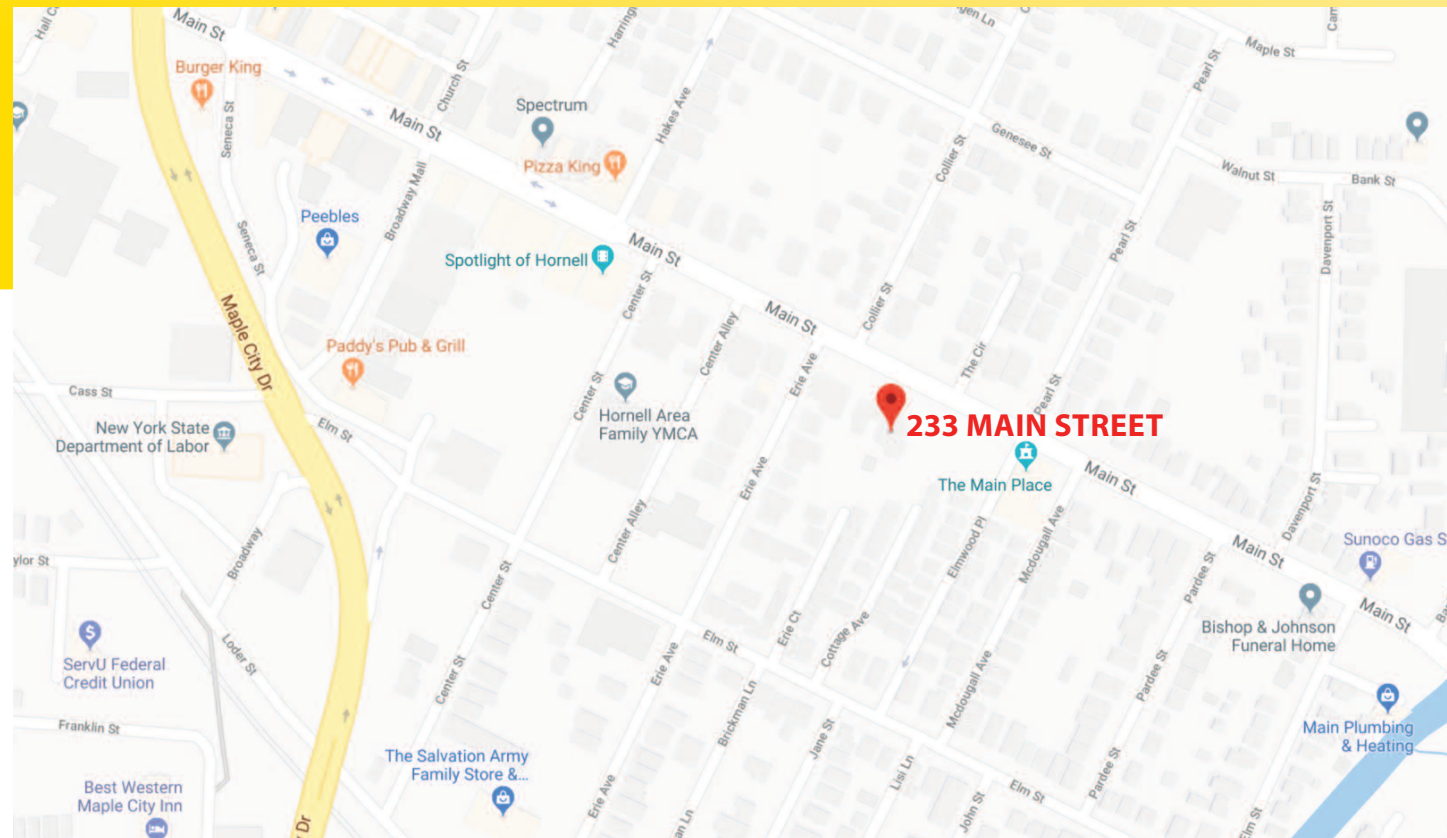


FOR SALE

233 Main Street Hornell, New York



EXCELLENT INVESTMENT OPPORTUNITY!

Stately historic building (circa 1850) is perfectly located on Main Street in the commercial district. Presently a daycare center, it offers 6,011 SF +/- of space divided into large rooms with three baths downstairs and two upstairs. Includes a spacious kitchen, office, vintage sewing room with floor to ceiling cabinets, a full walk-up attic and full basement, numerous closets and cubby spaces. Four furnaces and central air units, replaced within 4 years, almost all replacement windows, and four floor sprinkler system. A "U" driveway goes to 5 parking spaces, garage and large playground in back which could be converted to expand parking. This could be a multi-use property; but cannot be a daycare center. Currently tax-exempt status.



HUNT Commercial
Real Estate Corporation
3300 Monroe Avenue
Rochester, New York 14618
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.



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Rochester, New York 14618
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Cynthia Herbert
Licensed Real Estate Salesperson
Cell: (607) 382-2455
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233 Main Street Hornell, New York



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	7,644	10,775	15,018
Total Households	3,193	4,480	6,201
Ave. Annual Income	\$64,955	\$81,809	\$73,226



PROPERTY OVERVIEW	
Lot Size	0.45 +/- acres
Total SF	6,011 +/- SF
Year Built	1965
Stories	2
Parking	On site

