



MLS#: **S1288805** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**
30 King Rd List Price: **\$375,000**
County: **Monroe** Zip: **14428** LP/SF:
Town: **Chili** Pstl City: **Churchville** Acres: **18.00**
Area #: **Chili-262200** Cross St: **259**
Subdivision: **East Pultney** Lot Front: **1,097**
TxMap#: **262200-145-100-0001-001-000** Lot Depth: **863**
City Nghbrhd: Lot Shape:
School Dist: **Churchville-Chili** Lot #: **1**
High School: SqFt:
Middle School: # Photo: **8**
Elem School:

General Information

Type: **Commercial, Industrial, Other - See Remarks** Improvement:
Topography: **Other - See Remarks, Rolling**
Road Ft/Desc: **Town** Buildings: **Other - See Remarks**
Zoning: Milk Mkt: # Horse Stls: **0**
Land Feat: **Other - See Remarks, Wooded - Partial**
Addl Rooms:
Bedrooms: Baths: Stories: Rooms:
On Wtrfrnt: **No** Footage:
Name: Island Name: Rip Rgts: **No**
GOM Rts Rsv: **No** Timber Rgts Rsv: **No**
Public Remarks: **Nearly 20 deeded acres with over 1000' of frontage on King Road, this is a choice residential and commercial area. This spacious acreage is ideal for manufacturing, business, or other warehouse or manufacturing operations. Located just minutes from downtown Rochester via N Chili's Route 33 or Rt 490. This easily accessed site is a great opportunity for your next business location.**

Unbranded VT: [Click Here](#)
Aerial Drone Video: [Click Here](#)
Virtual Tour 3D:

Directions: **N Chili South on 259. Left onto King Rd. Land on left just past RR tracks.**

Residence Information

Style of Res: Garage:
Exterior Cnstr:
BR 1st Flr: BR 2nd Flr: BR 3rd Flr: **0** BR Basement: **0**
FB 1st Flr: FB 2nd Flr: FB 3rd Flr: **0** FB Basement: **0**
HB 1st Flr: HB 2nd Flr: HB 3rd Flr: **0** HB Basement: **0**
Kitchen:
Basement:
Floor:
Attic: Roof Desc:
Addl Rooms:
Interior Feat:
Exterior Feat:
Appliances:
Accessibility:
Foundation:
Emerg Backup:
ENERGY STAR
Qualified@:
Fireplace: **0** # Artificial: **0** # Gas: **0** # Pellet: **0**
Wood Burning: **0** # Wood Stove: **0** # Coal: **0** # Other: **0**
Freestanding: **0** # Not to Code: **0**

Utilities Information

Utils on Site: **Other - See Remarks**
HVAC Type: Waste Disp: **Septic Required**
Utils Avail: **Electric, Telephone**
Heating Fuel: Water Htr Fuel:
Water Supply: **At Street, Public**
Type of Well: **None** Well Location:

Miscellaneous Information

Avail Docs: **Aerials, Other - See Remarks**
Dev Status: **Raw Land**
Soil: Restrictions:
Seller Provides:
Conditions: **Other - See Remarks**
Seller Stake in Lnd: Addl Site Data:
Driveway Desc: **None**
Possible Uses: **Industrial**
Lot Information: **Rural**

Crop Acres: **0.0000**
Tillable Acres: **0.0000**

Timber Acres: **0.0000**
Pasture Acres: **0.0000**

Wooded Acres: **0.0000**

Financial Information

Type of Sale: **Normal**
Tax Info:
Town/Cnty Tax: **\$634**
Closed Date:

Annl Spc Assess: **\$0**
Assess Val: **\$45,000**
City/Vil Tax: **\$0**
Sales Price:

Lot Rent:
School Tax: **\$1,630**
Total Taxes: **\$2,264**
DOM: **182**

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Brett Ransford
Not Licensed

Canaan Realty
8645 E. Seneca TNPK Manlius, NY 13104

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