



MLS#: **S128827** **Commercial/Industrial** **A-Active**
30 King Rd List Price: **\$375,000**
County: **Monroe** Zip: **14428** Acres: **18.00**
Town: **Chili** Pstl City: **Churchville** Cross St: **259**
Area #: **Chili-262200**
Subdivision: **East Pultney** Lot Front: **1,097**
TxMap#: **262200-145-100-0001-001-000** Lot Depth: **863**
City Nghbrhd: Lot Shape: Lot #: **1**
School Dist: **Churchville-Chili** Gr SqFt: **0**
High School: Trans Type: **Sell**
Middle School: Year Built: **0**
Elem School: Yr Blt Desc: **Existing**
Photo: **8**

General Information

Category:		Tot Units:		Office SqFt:	
Sale Incl:	Land Only	# Stories:	0.0	Manuf SqFt:	
Type Bldg:		# Bldgs:	0	Res SqFt:	
Bus Name:		Franchise:	No	Retail SqFt:	
Bus Type:		Avail Prkg:	0	Leased SqFt:	
Elec Svc:		Mx Ceil Hgt:		Wrhse SqFt:	
Prop Use:		Mx OH Dr:		Vacant SqFt:	
Location:	Industrial	On Wtrfrt:	No		
Floor:		Name:			
Parking:	0	Basement:			
Zoning:	LI	Loading:			

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.**

Lease Information

Utilities Information

HVAC Type:	Other - See Remarks	Sewer/Water:	Other - See Remarks
Heating Fuel:	Other - See Remarks	Boiler Type:	
Type of Well:	None	Well Location:	

Additional Information

Living Qtrts:	No	Construction:	
Available Docs:	Aerials	Roof:	Other - See Remarks
Bldg Misc:		Accessibility:	
Public Trans:		Seller Desires:	
Total # Residential Units:			
Studio:	Docks:	Yrs Estb:	
1 Bed:	Rooms:	Seat Cap:	
2 Bed:	Trk Bays:		
3 Bed:	Employees:		

Financial Information

Possible Fin:	Cash, Conventional	Type of Sale:	Normal	Town/Cnty Tax:	\$634
1st Mtg Bal:	\$0	Equity:	\$375,000	City/Vil Tax:	\$0
2nd Mrt Bal:	\$0	Tax Info:		School Tax:	\$1,630
Assess Val:	\$45,000	Annl Spc Assess:	\$0	Total Taxes:	\$2,264
Gross Annl Inc:		Net Op Income:	-2,264		
Annl Op Exp:					
Inc/Exp Info:	None				
Op Exp Incl:	Other - See Remarks				
Closed Date:		Sale Price:		DOM:	182

Brett Ransford
Not Licensed

MLS#: **S128827**
Canaan Realty
8645 E. Seneca TNPK Manlius, NY 13104

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