



**New Listing**

MLS#: **S1441635** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**  
10903 State Route 36 List Price: **\$950,000**  
 County: **Steuben** Zip: **14437** Acres: **60.00**  
 Town/City: **Dansville** Pstl City: **Dansville** Cross St: **Sandy Hills Road**  
 Area #: **Dansville-464000**  
 Subdivision: Lot Front: **1,600**  
 TxMap#: **464000-025-000-0001-010-420** Lot Depth: **1,400**  
 City Nghbrhd: Lot Shape:  
 School Dist: **Dansville** Lot #:   
 High School: SqFt:  
 Middle School: # Photo: **16**  
 Elem School:

**General Information**

Type: **Commercial, Industrial, Other - See Remarks** Improvement:  
 Topography: **Level, Other - See Remarks, Rolling**  
 Road Ft/Desc: **Town** Buildings: **Other - See Remarks**  
 Zoning: **Other - See Remarks** Milk Mkt: # Horse Stls: **0**  
 Land Feat: **Creek/Stream, Other - See Remarks, Wooded, Wooded - Partial**  
 Addl Rooms:  
 Bedrooms: Baths: Stories: Rooms:  
 On Wtrfrnt: **Yes/River/Stream/Creek** Footage: **1,600**  
 Name: **Stony Brook** Island Name: Rip Rgts: **No**  
 GOM Rts Rsv: **No** Timber Rgts Rsv: **No**  
 Public Remarks: **Office, warehouse and mill site available in the Southern Tier, this spacious offering provides over 4,200 sf of choice office space adjoining nearly 10,000sf warehouse/ manufacturing open span space with concrete flooring, loading dock, and separate bay with a 14' tall door. Also included in a separate building an exiting mill shop with an additional up to 10,000 plus covered space. All conveniently located approx. 1 mile off the Dansville 360 highway providing an easy commute North to Rochester or South to Corning and the Southern expressway. Ample parking, highly flexible use space, excellent condition all enhance this excellent choice option. Arrange a preview today.**

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

Directions: **Route 360 to Dansville and Route 36, South on Route 36 approx. 1 mile to property on the Right.**

**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: **Cable, Electric, High Speed Internet, Other - See Remarks**  
 HVAC Type: **Forced Air** Waste Disp: **Septic Existing**  
 Utils Avail: **Cable, Electric, High Speed Internet, Other - See Remarks**  
 Heating Fuel: **Other - See Remarks, Propane** Water Htr Fuel:  
 Water Supply: **Well**  
 Type of Well: **Drilled** Well Location: **2 drilled wells**

**Miscellaneous Information**

Avail Docs: **Aerials**  
 Dev Status: **Other - See Remarks**  
 Soil: Restrictions:  
 Seller Provides: **Other - See Remarks**  
 Conditions: **Other - See Remarks**  
 Seller Stake in Lnd: Addl Site Data:

Driveway Desc: **Other - See Remarks, Parking Area, Stone/Gravel**  
Possible Uses: **Commercial, Industrial, Other - See Remarks, Warehouse**  
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**

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Type of Sale: **Normal**  
Tax Info:  
Town/Cnty Tax: **\$4,337**  
Closed Date:

Annl Spc Assess: **\$0**  
Assess Val: **\$403,600**  
City/Vil Tax:  
Sales Price:

Lot Rent:  
School Tax: **\$5,960**  
Total Taxes: **\$10,297**  
DOM: **2**

MLS#: **S1441635**

Brett Ransford  
Not Licensed

Canaan Realty  
8645 E. Seneca TNPk Manlius, NY 13104

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