



MLS#: **S1457180** **Commercial/Industrial**
5630 Norris & Rt 104 Rd
 County: **Wayne** Zip: **14590**
 Town/City: **Huron** Pstl City: **Wolcott**
 Area #: **Huron-542600**

List Price: **\$1,195,000**
 Acres: **40.00**
 Cross St: **Route 104**
 Lot Front: **1,800**
 Lot Depth: **960**
 Lot Shape: **Irregular**
 Lot #: **717**
 Gr SqFt: **2,360**
 Trans Type: **Sell**
 Year Built: **2015**
 Yr Blt Desc: **Existing**
 # Photo: **36**

Price Decrease

Subdivision:
 TxMap#: **542600-072-116-0000-717-863-0000**
 Addl TxMap#:
 City Nghbrhd:
 School Dist: **North Rose-Wolcott**
 High School:
 Middle School:
 Elem School:

Waterfront/Water

Waterfront: **No** Island/Name: **No** Riparian Rgts:

General Information

Category: Other - See Remarks	Tot Units:	Office SqFt:
Sale Incl: Land, Building and Business, Other - See Remarks	# Stories: 1.0	Manuf SqFt:
Type Bldg: Other - See Remarks	# Bldgs: 3	Res SqFt:
Bus Name:	Franchise: No	Retail SqFt:
Bus Type:	Avail Prkg: 20	Leased SqFt:
Elec Svc: Other - See Remarks	Mx Ceil Hgt:	Whse SqFt:
Prop Use:	Mx OH Dr:	Vacant SqFt:
Location: Agricultural District, Corner	Basement: None	
Floor: Other - See Remarks	Loading: Drive In Doors, Other - See Remarks	
Parking: 20/Dirt / Stone, On Site		
Zoning: Ag		

Public Remarks: **High production turn-key combination Apple orchard, cidery, and country farm stand. This incredible operation has been fine tuned to be highly efficient and productive. Nestled in Upstate NY Apple country, along the major highway between Rochester and Syracuse. The temperate air from Lake Ontario provides the ideal setting to produce some of NY's world class varieties of crisp apples. This offering includes a u-pick operation, retail sales, farm produce stand, wholesale business, and a whole host of other seasonal country items. From the home made doughnuts to wines and spirits and cheeses. If you are seeking a natural country business, this is a great option with the current owners fine tuning the whole operation into a streamlined productive business.**

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

Directions: **5630 Norris Rd at the corner of Norris Rd and Route 104 in North Rose NY**

Utilities Information

HVAC Type: Other - See Remarks	Sewer/Water: Other - See Remarks, Septic System, Well / Cistern
HVAC Fuel: Electric, Other - See Remarks	Boiler Type:
Electric:	Insulation:
Energy Eqpt: Other	Septic Location:
Type of Well: None	Well Location: Towards back of prop
Grn Bld Vr Type:	
Grn Indoor Air Q:	
Grn Water Cnsrv:	

Additional Information

Living Qtrts: No	Constr Mtrls: Metal, Other - See Remarks
Available Docs: Aerials, Data Sheet, Equipment List, Soil Data	Roof: Metal, Other - See Remarks
Bldg Misc: Bays, Concession Stand, Restroom - Shop	Accessibility:
Public Trans:	Seller Desires: Other - See Remarks
Total # Residential Units:	
Studio:	
1 Bed: Docks: Yrs Estb: Rooms: Seat Cap:	
2 Bed: Trk Bays:	
3 Bed: Employees:	

Financial Information

Possible Fin: Cash, Commercial Loan, Other - See Remarks	Type of Sale: Normal	Town/Cnty Tax: \$1,593
1st Mtg Bal: \$0	Equity: \$1,195,000	City/Vil Tax: \$0
2nd Mrt Bal: \$0	Tax Info:	School Tax: \$2,006
Assess Val: \$245,000	Annl Spc Assess: \$0	Total Taxes: \$3,599
Gross Annl Inc:	Net Op Income:	
Annl Op Exp:		
Inc/Exp Info: May Show Books		
Op Exp Incl: Other - See Remarks		
Closed Date:	Sale Price:	DOM: 1,028

Caleb Shoemaker
Not Licensed

MLS#: **S1457180**

Canaan Realty



8645 E. Seneca TPK Manlius, NY 13104

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