

Great

GREAT INVESTMENT OPPORTUNITY!
JUST REDUCED: ~~\$279,900~~

Now Priced For Immediate Sale: \$225,900.00



Shown By Appointment Only

1125 Curry Road, Rotterdam, NY 12303

SBL: 58.8-2-13
Zoning Code: B-1
Total Acreage/Size: 0.24+/-
Land Assessment: \$33,600
Municipal Full Market Value: \$310,526
Municipal Water & Sewer
Unfinished Basement
3 Commercial Units
Hot Air Heat
All Separate Utilities
Stories: 2
Road Frontage: 125'+-
Age: 30+-

Property Class: 483-Converted Residence
Total Annual Taxes: \$8,789.22+/-
Construction: Brick and Wood
Total Assessment: \$295,000
Deed Book: 1683/Page 133
Mohonasen School District
Handicap Accessible
3 One-Bedroom Apartments (\$575/Month + Utilities Ea.)
Central AC – First Floor
Bldg. Total SQFT: 4,000+/-
Private, Off-Street Parking for 15+- Vehicles
Municipal Water & Sewer
Construction: WoodFrame & Brick. Roof: Asphalt Shingle

High Visability in the heart of Rotterdam.

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WE CAN SELL YOUR PROPERTY TOO!

Location