



MLS#: **R1657720** **Commercial/Industrial**  
**3990 Falconer Kimball Stand Rd**  
 County: **Chautauqua** Zip: **14733**  
 Town/City: **Ellicott** Pstl City: **Falconer**  
 Area #: **Ellicott-063889**

List Price: **\$192,900**  
 Acres: **1.20**  
 Cross St: **Route 60**  
 Lot Front: **260**  
 Lot Depth: **110**  
 Lot Shape: **Irregular**  
 Lot #: **1**  
 Gr SqFt: **5,956**  
 Trans Type: **Sell**  
 Year Built: **1986**  
 Yr Blt Desc: **Existing**  
 # Photo: **25**

Subdivision:  
 TxMap#: **063889-319-017-0001-001-000**  
 Addl TxMap#:  
 City Nghbrhd:  
 School Dist: **Cassadaga Valley**  
 High School:  
 Middle School:  
 Elem School:

**General Information**

Category:	<b>Commercial</b>	Tot Units:		Office SqFt:	
Sale Incl:	<b>Land and Building</b>	# Stories:	<b>1.0</b>	Manuf SqFt:	
Type Bldg:		# Bldgs:	<b>1</b>	Res SqFt:	
Bus Name:		Franchise:	<b>No</b>	Retail SqFt:	
Bus Type:		Avail Prkg:	<b>5</b>	Leased SqFt:	
Elec Svc:	<b>120/240V</b>	Mx Ceil Hgt:		Wrhse SqFt:	
Prop Use:		Mx OH Dr:		Vacant SqFt:	
Location:	<b>Corner, Other - See Remarks</b>	On Wtrfrt:	<b>No</b>		
Floor:	<b>Concrete</b>	Name:			
Parking:	<b>5/Dirt / Stone</b>	Basement:	<b>None</b>		
Zoning:	<b>5I</b>	Loading:			
Water Related Features:					

Public Remarks: **This property is conveniently located in a high traffic area off Falconer-Kimball Stand Rd, near Route 60 with 5,956 square feet of possibilities. There is one 14ft overhead door with a garage door opener, allowing for bigger equipment, vehicles, motorhomes and more! There are multiple spaces throughout the building that could be utilized for storage, office spaces or retail areas. We are also selling 4005 Route 60. This property shares a property boundary with it.**

Unbranded VT:  
 Aerial Drone Video:  
 Virtual Tour 3D:

Directions: **Located across from the Crooked Stick restaurant. The driveway is off the old Route 60 when turning at the stop sign off Falconer-Kimball Stand Rd.**

**Lease Information**

**Utilities Information**

HVAC Type:	<b>Forced Air, Radiant</b>	Sewer/Water:	<b>Septic System</b>
HVAC Fuel:	<b>Gas</b>	Boiler Type:	
Electric:	<b>Available, Connected</b>	Insulation:	<b>Fiberglass Insulation</b>
Energy Eqpt:	<b>None</b>	Septic Location:	<b>Unknown</b>
Type of Well:		Well Location:	<b>Right of Building</b>
Grn Bld Vr Type:			
Grn Indoor Air Q:			
Grn Water Cnsrv:			

**Additional Information**

Living Qrtrs:	<b>No</b>	Constr Mtrls:	<b>Block, Concrete, Frame</b>
Available Docs:	<b>Other - See Remarks</b>	Roof:	<b>Flat, Metal</b>
Bldg Misc:	<b>Bays, Offices, Restroom - Office, Restroom - Shop</b>		
Public Trans:			
Total # Residential Units:			
Studio:	Docks:	Yrs Estb:	
1 Bed:	Rooms:	Seat Cap:	
2 Bed:	Trk Bays:	Accessibility:	
3 Bed:	Employees:	Seller Desires:	

**Financial Information**

Possible Fin:	<b>Cash</b>	Type of Sale:	<b>Normal</b>	Town/Cnty Tax:	<b>\$1,025</b>
1st Mtg Bal:	<b>\$0</b>	Equity:	<b>\$192,900</b>	City/Vil Tax:	<b>\$0</b>
2nd Mrt Bal:	<b>\$0</b>	Tax Info:		School Tax:	<b>\$1,083</b>
Assess Val:	<b>\$80,000</b>	Annl Spc Assess:	<b>\$0</b>	Total Taxes:	<b>\$2,108</b>
Gross Annl Inc:		Net Op Income:			
Annl Op Exp:					
Inc/Exp Info:	<b>None</b>				
Op Exp Incl:	<b>Other - See Remarks</b>				
Closed Date:		Sale Price:		DOM:	<b>51</b>

Michael Peterson  
 NY Licensed R.E. Broker

MLS#: **R1657720**  
**Peterson Auction & Realty, LLC**  
**1147 Frew Run Rd. Frewsburg, NY 14738**



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