

Featured Properties	Description	Area	Sq. Feet	Acres	Cost	Property Overview Link
	This investment property is a great opportunity. Built in 1973 with 45 units that vary from one, two or three bedrooms. Located across from the Alfred State College Wellsville campus, these are close enough to walk downtown but nestled into a wooded area. The Alfred State College and Alfred University campuses are within a 15 minute drive as well.	Wellsville	48,528	15.95	\$ 1,890,000	19894634
	Newly on the market, this commercial warehouse has office space, several doors for unloading materials and a lot of potential.	Cuba	50,000	1.6	\$ 249,000	B505839
	This is a two story building with two office suites upstairs and a medical office downstairs. One of the upstairs suites is currently occupied by a law firm, while the other is available and includes a reception area with a waiting room. The medical office in the lower half is practically turn-key with 8 exam rooms, 6 private offices, 4 restrooms, lab area, break room and a large reception room.	Alfred	3,520	1.3	\$ 185,000	19368295
	This property is in a high traffic area that connects traffic from I-86 to Buffalo. The main 15,000 sq ft commercial building offers storage, a store front, several walk in coolers and three loading docks. A separate 1,000 sq ft garage has plenty of room for vehicle maintenance, or could also be used as a smaller warehouse. Both buildings have new electric service. Owner financing is available.	Belfast	16,000	4	\$ 185,000	MLS# R308314
Other Available Properties						
Manufacturing	Metal building with large work space & office area	Almond	2,943	2.79	\$ 130,000	MLS# R289679
Retail/Office	Small office building with a lot of potential	Burns	742	0.04	\$ 13,500	MLS# R315142
Automotive	Multi-use building with separate office space	Amity	4,187	9.02	\$ 149,900	MLS# R299452
Automotive/Manufacturing	5 bay workshop on 12 acres	Amity	N/A	N/A	\$ 164,900	LQ23421
Retail	Convenience store with gas, recycling center and deli with seating area	Amity	N/A	0.15	\$ 234,900	LQ24336
Retail/Office	Office building on State Route 19 downtown Belmont	Belmont	3,738	N/A	\$ 49,900	MLS# R287380
Warehouse/Manufacturing	Former K-12 school	Belmont	94,000	3.9	\$ 200,000	19727747
Automotive	Large Shop and Parts Area, 1 Bedroom	Angelica	4,938	0.8	\$ 75,000	MLS# R268969
Retail	Store front with tin ceiling and tile floor in historic area of the county	Angelica	N/A	0.06	\$ 129,900	LQ20875
Retail/Office	Brick building with apartment upstairs and full basement	Cuba	3,015	0.1	\$ 99,000	MLS #B487801
Retail	Mini-mart & gas station	Cuba	2,600	0.57	\$ 399,900	MLS# R289870
Retail/Office	Main office & RV park	Cuba	100	7.2	\$ 175,000	MLS #B499397
Retail	Active restaurant just off I-86	Cuba	1,200	1.5	\$ 159,900	18652759
Bar	Operating tavern, remodeled three years ago with horseshoe bar	Cuba	3,680	0.25	\$ 85,000	MLS #B498397
Retail/Office	Newly Renovated Space/ Office/ Store Front	Friendship	2,600	N/A	Neg	Holly Farms
Retail	Grocery store, recently renovated with inventory included in sale	Friendship	5,600	0.8	\$ 199,900	LQ22342
Retail	Gas Station	Caneadea	2,700	0.29	\$ 69,900	R16879985
Retail	Motel, restaurant & ice cream shop	Caneadea	3,600	1.2	\$ 175,000	MLS# B497271
Retail	Store front property with office in the back and two garages	Hume	12,891	0.29	\$ 65,000	MLS# R317000
Retail	Bar and restaurant opportunity	Hume	4,300	0.15	\$ 225,000	MLS# B506186
Retail	Commercial Building with a 2-BR apt. on 9.2 Acres.	Scio	1,750	9.2	\$ 99,900	MLS# R286938
Retail/Office	Former Healthcare Facility	Scio	3,304	28	\$ 125,000	MLS# R289315
Warehouse/Manufacturing	Former Pump house with some renovation started	Scio	750	0.53	\$ 29,900	MLS# R274250
Retail	Grocery store & gas station with 3-BR apt above store	Scio	4,000	1.19	\$ 375,000	MLS# B495994
Commercial Land	Prime Commercial Real Estate, former greenhouse area	Wellsville	N/A	2.94	\$ 39,900	MLS# R290236
Retail	Deli with Three Apartments above	Wellsville	8,290	0.58	\$ 129,500	MLS# R288159
Retail/Office	Prime Main St location with 3 store fronts & 6 separate offices	Wellsville	9,600	N/A	\$ 134,500	MLS# R289545
Warehouse	Airway Drive Truck Terminal	Wellsville	2,480	0.54	\$ 375,000	MLS# R289650
Automotive	Commercial Garage Space	Wellsville	6,100	0.53	\$ 128,000	MLS# R285254
Salon	Well established salon downtown Wellsville	Wellsville	7,760	56	\$ 288,000	MLS# R302709
Retail	Retail space just off Main St., former craft store	Wellsville	1,430	N/A	\$500/m	WLSV664
Office	Offices & conference rooms with handicap access	Wellsville	2,824	1.9	\$12/sq ft	WLSV627
Retail	Prime shop locations on Main St	Wellsville	varies	N/A	Neg	WLSV531
Office	Former bank, now split up into offices	Wellsville	varies	N/A	Neg	WLSV151
Office	Several upstairs office spaces	Wellsville	varies	N/A	\$300-400/m	WLSV146
Wellsville	Office space with handicap accessibility and large parking lot	Wellsville	2,300	N/A	\$ 295,000	MLS#B447601
Franchise	Curves for Women - business/equipment	Wellsville	1,000	N/A	\$ 63,000	MLS# R298873
Warehouse	Warehouse/manufacturing building, several truck doors	Wellsville	10,043	2.9	Neg	19484093