

## Sites Available

### Murph's Driving Range / Perry, NY

This building housed a small restaurant/ice cream shop next to a golf practice range. The facility is located on NYS Route 39.



<b>County:</b>	Wyoming	<b>Price:</b>	Asking \$179,900
<b>Former Use:</b>	Restaurant/ Driving Range	<b>Lease:</b>	Negotiable
<b>Zoning:</b>	Commercial	<b>Terms:</b>	Negotiable

#### FEATURES

<b>Square Footage</b>	2,100 sq. ft.
<b>Ceiling Ht. Center</b>	N/A
<b>Ceiling Ht. Eaves</b>	N/A
<b>Column Spacing</b>	N/A
<b>Floor Thickness</b>	N/A
<b>HVAC</b>	Yes

#### SPECIFICATIONS

<b>Multiple Tenants</b>	No
<b>Sub-Division Permitted</b>	Yes
<b>Acres/Additional Acres</b>	9.2
<b>Empire Zone</b>	No
<b>Parking Spaces</b>	50

#### UTILITIES

<b>Electrical Service:</b>	NYS Electric & Gas
<b>Water Service:</b>	Village of Perry
<b>Sewer Service:</b>	Village of Perry
<b>Natural Gas Service:</b>	Rochester Gas & Electric
<b>Telecom Service:</b>	Frontier with fiber optics

#### CONSTRUCTION

<b>Built:</b>	Verifying
<b>Additions:</b>	Verifying
<b>Exterior:</b>	Vinyl
<b>Interior:</b>	Drywall
<b>Roof:</b>	Asphalt Shingles

#### ACCESS

<b>Closest Highway:</b>	NYS Route 39
<b>Miles to Highway:</b>	0
<b>Closest Interstate:</b>	I-390
<b>Miles to Interchange:</b>	8
<b>Rail Service:</b>	No
<b>Closest Airport(s):</b>	Rochester International/ Buffalo Niagara International

#### FACILITIES

<b>Dock High Doors:</b>	N/A
<b>Dimensions:</b>	N/A
<b>Drive-In Doors:</b>	No

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