

*Excellent Mixed-Use
Development Opportunity*

Asking Price: \$395,000



**The Oak Valley Inn
4546-4570 Millennium Drive
Geneseo, NY**

Oak Valley Inn

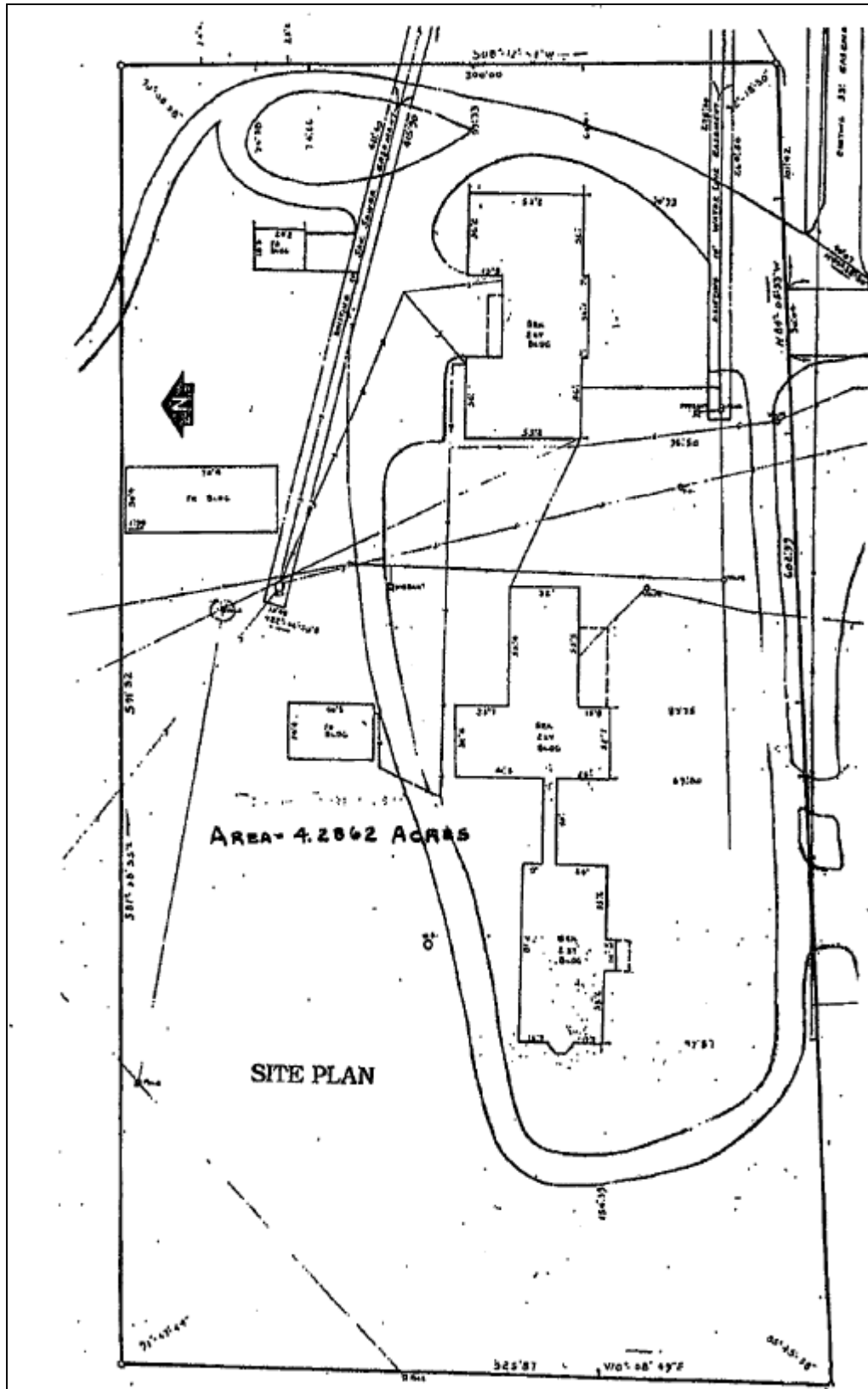
Oak Valley Inn

Property Maps



Site Plan

Oak Valley Inn



Property Information

Property Highlights:

- Property consists of 3 main buildings and 3 accessory buildings
- 4.28 Total acreage
- Centrally located within minutes of I-390 and SUNY Geneseo

Property Breakdown:

•4560 Millennium Drive- Oak Valley Inn

- 12,672 Square Feet
- 13 guest rooms
- Kitchen
- Lounge area
- Dining area
- Innkeepers' residence (lower level)

•4570 Millennium Drive

- 6,602 Square Feet
- 3,322 Square Foot basement
- Office/ retail space

•4550 Millennium Drive

- 9,928 Square Feet
- 5,364 Square foot basement
- Shell building

•Three (3) Accessory Buildings:

- 2-bedroom cottage.
- 2,100 Square Foot storage/ workshop
- 960 Square Foot storage/ workshop



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