

# FOR SALE:

## Land—Ontario, New York

### 6240 & 6280 Slocum Road



THE KEY: PRINCIPLES BEFORE PROFITS



### 6240 & 6280 Slocum Road Ontario, New York 14519

Property Type: Land

Property Size: 12.02 Acres

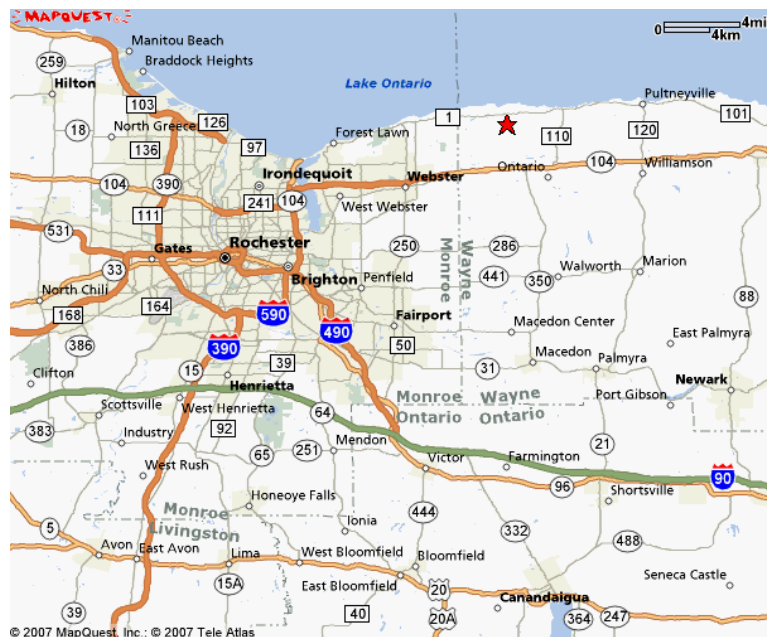
**Sale Price:** \$489,000

**Tax Parcel:** 062.117-0010-320.605;  
062.117-0010-296.638

More Information@  
[www.ParkAvenueRealtors.com](http://www.ParkAvenueRealtors.com)

### Property Description:

- 12.02 acres of vacant commercial land in Ontario, New York
- Located adjacent to the former Ames Plaza and behind McDonald's and Hess
- Established access from Rt. 104 and Slocum Road
- Tremendous redevelopment possibilities exist with adjacent former Ames Plaza
- Perfect for office building, retail strip center, multi-family
- Potential re-positioning of Eckerd Drugs to the SW corner of Slocum Road and Rt. 104
- Zoning: Business
- Less than \$41,000 per acre
- High traffic location—daily traffic count: 26,645 (NYSDOT 2003)



Contact:

Chris Passero  
Park Avenue Commercial Realtors  
649 Park Avenue  
Rochester, NY 14607

[CPassero@passero.com](mailto:CPassero@passero.com)

Mobile: (585) 315-8161  
Office: (585) 329-4600  
Fax: (585) 473-3186  
[www.ParkAvenueRealtors.com](http://www.ParkAvenueRealtors.com)

Serving  
Eastern United States  
Sales, Leasing  
Management