

CITY OF CANANDAIGUA
Commercial Industrial Property Transfers

1/14/2019

NOTE: MULTIPLE OWNERS ARE NOT DISPLAYED
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31 BRISTOL ST

Tax Map: 84.53-1-18	Saledate: 3/20/2018	Sale Price: \$185,000	Yr Blt: 1930	Total Sq. Ft. 3,080	SP/SFLA: \$60.06
Cls. Code: 411	Seller: DANIEL O'BINE		Use1: APARTMENTS (4)	SFLA1: 3,080	
APARTMENT	Buyer: BLUELINE HOMES INC		Use2:	SFLA2:	
Assmnt: 153,500			Use3:	SFLA3:	
Lot Dim: 50.00 x 205.50	Liber: 1403 Page: 362		Use4:	SFLA4:	
0.00 Acres	Notes:		Improvements: RG4, RP2, RP2		

38 CHAPIN ST

Tax Map: 84.09-2-27	Saledate: 6/15/2018	Sale Price: \$196,000	Yr Blt: 1930	Total Sq. Ft. 3,936	SP/SFLA: \$49.80
Cls. Code: 418	Seller: MARY BETH WOOLWINE		Use1: BEDS (16)	SFLA1: 3,936	
INN/LODGE	Buyer: JAY LADUE LLC		Use2:	SFLA2:	
Assmnt: 245,000			Use3:	SFLA3:	
Lot Dim: 50.00 x 160.00	Liber: 1408 Page: 947		Use4:	SFLA4:	
0.00 Acres	Notes:		Improvements: RP4, AP5		

91 GIBSON ST

Tax Map: 84.05-4-70	Saledate: 6/4/2018	Sale Price: \$300,000	Yr Blt: 1900	Total Sq. Ft. 4,654	SP/SFLA: \$64.46
Cls. Code: 411	Seller: DONALD E. RENSBERGER		Use1: APARTMENTS (5)	SFLA1: 4,654	
APARTMENT	Buyer: CHRISTIAN SMITH		Use2:	SFLA2:	
Assmnt: 284,000			Use3:	SFLA3:	
Lot Dim: 124.96 x 225.93	Liber: 1407 Page: 993		Use4:	SFLA4:	
0.00 Acres	Notes:		Improvements: RG5, RP2 (3)		

317 GORHAM ST

Tax Map: 84.06-2-26	Saledate: 2/15/2018	Sale Price: \$437,500	Yr Blt: 1979	Total Sq. Ft. 43,750	SP/SFLA: \$10.00
Cls. Code: 449	Seller: TK EXPRESS LLC		Use1: WAREHOUSE	SFLA1: 43,750	
WAREHOUSE	Buyer: 317 GORHAM STREET LLC		Use2:	SFLA2:	
Assmnt: 588,500			Use3:	SFLA3:	
Lot Dim: 0.00 x 0.00	Liber: 1401 Page: 407		Use4:	SFLA4:	
6.70 Acres	Notes:		Improvements:		

396 LAKESHORE DR

Tax Map: 98.26-1-98	Saledate: 1/29/2018	Sale Price: \$235,000	Yr Blt: 1959 (1990)	Total Sq. Ft. 1,392	SP/SFLA: \$168.82
Cls. Code: 484	Seller: JOHN L. HALUCH		Use1: SMALL RETAIL	SFLA1: 1,392	
1 USE SM BLDG	Buyer: MARTHA YUDICKY		Use2:	SFLA2:	
Assmnt: 125,000			Use3:	SFLA3:	
Lot Dim: 100.00 x 241.66	Liber: 1400 Page: 184		Use4:	SFLA4:	
0.00 Acres	Notes:		Improvements:		

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47 NIAGARA ST

Tax Map: 84.46-1-4	Saledate: 10/31/2018	Sale Price: \$175,000	Yr Blt: 1900	Total Sq. Ft. 3,936	SP/SFLA: \$44.46
Cls. Code: 482	Seller: SETH THOMAS		Use1: APTS (3)	SFLA1: 1,996	
DET ROW BLDG	Buyer: JGB VENTURES INC		Use2: RETAIL	SFLA2: 1,540	
Assmnt: 162,000			Use3: NON-CONTRIBUTING	SFLA3: 400	
Lot Dim: 45.00 x 109.50	Liber: 1417 Page: 119		Use4:	SFLA4:	
0.00 Acres	Notes:		Improvements:		

125 NORTH BLOOMFIELD RD

Tax Map: 83.07-4-9.1	Saledate: 6/29/2018	Sale Price: \$3,000,000	Yr Blt: 1996,'97,'98,2008	Total Sq. Ft. 41,572	SP/SFLA: \$72.16
Cls. Code: 411	Seller: TERRY A. DEKOUSKI		Use1: APTS. (44)	SFLA1: 41,572	
APARTMENTS	Buyer: CHOSEN SPOT APARTMENTS LLC		Use2:	SFLA2:	
Assmnt: 2,173,000			Use3:	SFLA3:	
Lot Dim: 0.00 x 0.00	Liber: 1409 Page: 877		Use4:	SFLA4:	
7.60 Acres	Notes:		Improvements: RG4(2), RP4, RP2, RP1(2)		

336 NORTH MAIN ST

Tax Map: 70.20-1-16.1	Saledate: 6/28/2018	Sale Price: \$385,000	Yr Blt: 1886	Total Sq. Ft. 4,624	SP/SFLA: \$83.26
Cls. Code: 482	Seller: MERLE L. WHITEHEAD		Use1: OFFICE	SFLA1: 4,624	
DET ROW BLDG	Buyer: CRYSTAL RIVER PROPERTIES LLC		Use2:	SFLA2:	
Assmnt: 373,500			Use3:	SFLA3:	
Lot Dim: 52.00 x 164.00	Liber: 1409 Page: 636		Use4:	SFLA4:	
0.00 Acres	Notes:		Improvements: FC1		

42 NORTH MAIN ST

Tax Map: 84.37-2-44	Saledate: 10/1/2018	Sale Price: \$300,000	Yr Blt: 1890	Total Sq. Ft. 3,317	SP/SFLA: \$90.44
Cls. Code: 483	Seller: BLAZAK PROPERTIES LLC		Use1: OFFICE	SFLA1: 3,317	
CONVERTED RESIDENCE	Buyer: 42 NORTH MAIN ST BLDG LLC		Use2:	SFLA2:	
Assmnt: 238,000			Use3:	SFLA3:	
Lot Dim: 50.00 x 150.00	Liber: 1415 Page: 781		Use4:	SFLA4:	
0.00 Acres	Notes:		Improvements: RP2, RP8		

7 NORTH ST

Tax Map: 70.16-1-62.1	Saledate: 11/13/2018	Sale Price: \$2,450,000	Yr Blt: 1963, 1990, 1993	Total Sq. Ft. 26,910	SP/SFLA: \$91.04
Cls. Code: 464	Seller: MCALPIN ASSOCIATES		Use1: OFFICE	SFLA1: 23,910	
OFFICE BLDG	Buyer: DASK VENTURES LLC		Use2: WAREHOUSE	SFLA2: 3,000	
Assmnt: 2,219,000			Use3:	SFLA3:	
Lot Dim: 0.00 x 0.00	Liber: 1418 Page: 51		Use4:	SFLA4:	
3.70 Acres	Notes:		Improvements: Generator		

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257R ONTARIO ST				
Tax Map: 84.06-2-32.11	Saledate: 6/27/2018	Sale Price: \$13,500	Yr Blt:	Total Sq. Ft. 0
Cls. Code: 340	Seller: R & R 100 PROPERTIES INC		Use1:	SFLA1:
VACANT INDUS	Buyer: SKYWALKER ENTERPRISES LLC		Use2:	SFLA2:
Assmnt: 12,000			Use3:	SFLA3:
Lot Dim: 0.00 x 0.00	Liber: 1410 Page: 366		Use4:	SFLA4:
3.40 Acres	Notes:		Improvements:	
183 PARRISH ST				
Tax Map: 83.20-2-9	Saledate: 5/7/2018	Sale Price: \$370,000	Yr Blt:	Total Sq. Ft. 0
Cls. Code: 330	Seller: ALFRED PUCHEBNER		Use1:	SFLA1:
VACANT COMM	Buyer: 183 PARRISH STREET LLC		Use2:	SFLA2:
Assmnt: 351,000			Use3:	SFLA3:
Lot Dim: 0.00 x 0.00	Liber: 1406 Page: 375		Use4:	SFLA4:
4.60 Acres	Notes:		Improvements:	
285 PARRISH ST				
Tax Map: 83.20-2-20.2	Saledate: 4/4/2018	Sale Price: \$107,000	Yr Blt:	Total Sq. Ft. 0
Cls. Code: 330	Seller: BATEMAN PROPERTIES LLC		Use1:	SFLA1:
VACANT COMM	Buyer: LAKESIDE PROF PROPERTIES LLC		Use2:	SFLA2:
Assmnt: 72,000			Use3:	SFLA3:
Lot Dim: 0.00 x 0.00	Liber: 1404 Page: 721		Use4:	SFLA4:
0.64 Acres	Notes:		Improvements:	
14 PHOENIX ST				
Tax Map: 84.45-2-25	Saledate: 8/8/2018	Sale Price: \$165,000	Yr Blt: 1890	Total Sq. Ft. 2,895
Cls. Code: 481	Seller: PETER FARIS		Use1: BAR	SFLA1: 1,603
ATT ROW BLDG	Buyer: KAT PROPERTY SOLUTIONS LLC		Use2: APT.	SFLA2: 612
Assmnt: 182,000			Use3: STORAGE	SFLA3: 680
Lot Dim: 41.50 x 42.00	Liber: 1412 Page: 20		Use4:	SFLA4:
0.00 Acres	Notes:		Improvements:	
264 SALTONSTALL ST				
Tax Map: 84.10-1-7.2	Saledate: 10/19/2018	Sale Price: \$150,000	Yr Blt: 1920	Total Sq. Ft. 1,920
Cls. Code: 433	Seller: JOHN R. FRASCA		Use1: BODY SHOP	SFLA1: 1,920
AUTO BODY	Buyer: FINGER LAKES BEE CO LLC		Use2:	SFLA2:
Assmnt: 51,500			Use3:	SFLA3:
Lot Dim: 177.00 x 285.00	Liber: 1416 Page: 401		Use4:	SFLA4:
0.00 Acres	Notes:		Improvements:	

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215 SOUTH MAIN ST					
Tax Map: 84.54-1-5	Saledate: 10/1/2018	Sale Price: \$130,000	Yr Blt: 1890	Total Sq. Ft. 2,668	SP/SFLA: \$48.73
Cls. Code: 481	Seller: ELLEBEAU LLC		Use1: RETAIL	SFLA1: 1,849	
ATT ROW BLDG	Buyer: GEOLI LLC		Use2: APT. (1)	SFLA2: 819	
Assmnt: 122,000			Use3:	SFLA3:	
Lot Dim: 20.85 x 140.00	Liber: 1415 Page: 475		Use4:	SFLA4:	
0.00 Acres	Notes:		Improvements:		
400 SOUTH MAIN ST					
Tax Map: 84.13-3-30	Saledate: 8/3/2018	Sale Price: \$325,000	Yr Blt: 1970	Total Sq. Ft. 3,620	SP/SFLA: \$89.78
Cls. Code: 464	Seller: 226 CASTLE ST CORP		Use1: OFFICE	SFLA1: 3,620	
OFFICE BLDG.	Buyer: FLAC PROPERTIES LLC		Use2:	SFLA2:	
Assmnt: 330,000			Use3:	SFLA3:	
Lot Dim: 0.00 x 0.00	Liber: 1411 Page: 865		Use4:	SFLA4:	
1.40 Acres	Notes: included 84.13-3-31; 84.13-3-6 (vacant land)		Improvements: Barn		
484 SOUTH MAIN ST					
Tax Map: 84.17-1-25	Saledate: 1/23/2018	Sale Price: \$622,000	Yr Blt: 1999	Total Sq. Ft. 1,737	SP/SFLA: \$358.09
Cls. Code: 486	Seller: SUNOCO RETAIL LLC		Use1: MINI-MART/GAS STATION	SFLA1: 1,737	
MINI-MART/GAS STATION	Buyer: 7-ELEVEN INC		Use2:	SFLA2:	
Assmnt: 599,000			Use3:	SFLA3:	
Lot Dim: 141.70 x 160.00	Liber: 1401 Page: 251		Use4:	SFLA4:	
0.00 Acres	Notes:		Improvements:		
484 SOUTH MAIN ST					
Tax Map: 84.17-1-25	Saledate: 3/27/2018	Sale Price: \$1,425,939	Yr Blt: 1999	Total Sq. Ft. 1,737	SP/SFLA: \$820.92
Cls. Code: 486	Seller: 7-ELEVEN INC		Use1: MINI-MART/GAS STATION	SFLA1: 1,737	
MINI-MART/GAS STATION	Buyer: MDC COAST 6 LLC		Use2:	SFLA2:	
Assmnt: 599,000			Use3:	SFLA3:	
Lot Dim: 141.70 x 160.00	Liber: 1404 Page: 943		Use4:	SFLA4:	
0.00 Acres	Notes:		Improvements:		
65 SOUTH MAIN ST					
Tax Map: 84.45-2-11	Saledate: 11/21/2018	Sale Price: \$475,000	Yr Blt: 1955	Total Sq. Ft. 26,220	SP/SFLA: \$18.12
Cls. Code: 482	Seller: GRANT BUILDING LLC		Use1: RETAIL	SFLA1: 12,972	
DET ROW BLDG	Buyer: SKIP'S PROPERTIES LLC		Use2: STORAGE (2ND FL)	SFLA2: 13,248	
Assmnt: 363,000			Use3:	SFLA3:	
Lot Dim: 90.00 x 145.00	Liber: 1418 Page: 490		Use4:	SFLA4:	
0.00 Acres	Notes:		Improvements: RP2 (3)		

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759 SOUTH MAIN ST

Tax Map: 84.18-1-31	Saledate: 4/13/2018	Sale Price: \$1,000,000	Yr Blt: 1900	Total Sq. Ft. 3,352	SP/SFLA: \$298.33
Cls. Code: 421	Seller: 759 SOUTH MAIN ASSOC. LLC		Use1: RESTAURANT	SFLA1: 3,352	
RESTAURANT	Buyer: 3 DEMOS LLC		Use2:	SFLA2:	
Assmnt: 466,000			Use3:	SFLA3:	
Lot Dim: 167.00 x 194.65	Liber: 1404 Page: 817		Use4:	SFLA4:	
0.00 Acres	Notes:		Improvements:		

32 WEST GIBSON ST

Tax Map: 84.37-2-9	Saledate: 9/7/2018	Sale Price: \$130,000	Yr Blt: 1930	Total Sq. Ft. 2,996	SP/SFLA: \$43.39
Cls. Code: 411	Seller: FLOYD RAYBURN		Use1: APARTMENTS (4)	SFLA1: 2,996	
APARTMENT	Buyer: MICHAEL M. MANACO		Use2:	SFLA2:	
Assmnt: 157,000			Use3:	SFLA3:	
Lot Dim: 66.00 x 169.20	Liber: 1414 Page: 90		Use4:	SFLA4:	
0.00 Acres	Notes:		Improvements: Garage - 756 sq. ft.		
