



5315 & 5319 Bassett Road | Burdett (Hector), NY 14818

4

UNITS

2022–23

YEAR BUILT

2.56 AC

LOT SIZE

\$699,900

ASKING PRICE



PROPERTY OVERVIEW

- Type: 4-Unit Multifamily — Four Detached Buildings
- Units: Two 1BR/1BA & Two 1BR/1BA with Loft
- Built: 2022–23 | Metal Roof | Vinyl Siding | Slab
- HVAC: Mini-Split per Unit | 4 Separate Electric Meters
- Water: Public Water | Private Septic
- Site: 2.56 Acres | Private Stocked Pond | Ample Parking

UNIT AMENITIES — STANDARD IN ALL 4

- In-unit washer/dryer
- Full appliance package: dishwasher, microwave, range, refrigerator
- Eat-in kitchen, living room, private porch/deck
- High-speed internet available

LOCATION & PROXIMITY

- ~5 mi — Seneca Lake & Wine Trail (30+ wineries)
- ~8 mi — Watkins Glen State Park
- ~10 mi — Watkins Glen International Raceway
- ~2 mi — Finger Lakes National Forest
- ~25 mi — Ithaca / Cornell University

INVESTMENT HIGHLIGHTS

- New construction — minimal deferred maintenance
- Modern systems with long remaining useful life
- Four detached buildings — operational flexibility
- Strong STR conversion potential — top NY tourism destination
- One of New York State's top tourism destinations

WHY THIS MARKET

- Seneca Lake Wine Trail — 30+ wineries, breweries & distilleries
- Watkins Glen draws millions of visitors annually
- Finger Lakes National Forest — year-round outdoor recreation
- Growing demand for quality accommodations in the region
- Proximity to Ithaca, Corning, and Syracuse markets

MORE INFORMATION

Offering memorandum and pro forma available upon request.

Jason Scarbrough | NYS Licensed Associate Broker | GRI | SRS | ABR

Warren Real Estate | Watkins Glen, NY | (607) 228-0397 | jason@warrenhomes.com

Information deemed reliable but not guaranteed. Buyer to independently verify all data.