



MLS#: **S1082120** **Commercial/Industrial** **A-Active**
0 Howlett Hill Rd VR Pricing: **No** List Price: **\$925,000**
 County: **Onondaga** Zip: **13215**
 Town: **Onondaga** Pstl City: **Syracuse** Cross St: **Harris**
 Area#: **Onondaga-314200**
 Acres: **79.60**
 Subdivision: **314200-008-000-0002-026-001-0000** Lot Front: **1,000**
 TxMap#: **314200-008-000-0002-026-001-0000** Lot Depth: **1,000**
 City Nghbrhd: **West Genesee** Lot Shape: **26**
 School Dist: **Normal** Lot #: **26**
 Type of Sale: **Normal**
 High School: **NY - New York** Gr SqFt: **Sell**
 Middle School: **NY - New York** Trans Type: **2017**
 Elem School: **NY - New York** Year Built: **2017**
 State: **NY - New York** Yr Blt Desc: **To Be Built**
 # Attach: **3** # Photo: **6**

Listing Office Information

Offc Name: **CANAAN REALTY (CANA)** Offc Lic#: **109918826**
 Offc Addr: **8645 E. Seneca TNPK** Offc Phone: **315-682-4500**
Manlius, NY 13104 Offc Fax: **315-682-4214**
 LA Name/ID: **ALLEN T. OLMSTED (OLMSTED)** LA Cell #: **315-374-1032**
 LA Email: **allen@nyland.forsale** LA Acpts Txt: **370L0750434**
 LA Dir Phone/Fax: **315-682-4500/315-682-4214** LA NY Lic#: **4**
 Owner Name: **Harbor Brook Estates Partners** Comp (Brk): **4**
 Owner 2: **2002 W Genesee St** Comp (BA): **4**
 Owner Addr: **Syracuse, NY 13219** Comp (SA): **4**
 Listing Type: **Exclusive Right To Sell** Spc Conditions: **No** Exclusions:
 Service Type: **Listing Broker Only** List Date: **10/17/2017**
 Negotiation w/: **315-682-4500/Office; Call List Agent for Showing Instructions** Expire Date: **04/23/2019**
 Show Appt/Desc: **99 Lot subdivision cluster with private and public road. Maps under attachments. Call Allen for details.** DOM: **386**
 Private Rmrks: **99 Lot subdivision cluster with private and public road. Maps under attachments. Call Allen for details.**
 Branded VT: **Click Here**
 Unbranded VT: **Click Here**
 Aerial Drone Video:
 Virtual Tour 3D:
 Ad Headline:
 Ad Copy:
 Sub Board: **Syracuse**

General Information

Category: **Other - See Remarks** Tot Units:
 Sale Incl: **Land Only** # Stories: **0.0** Office SqFt:
 Type Bldg: **Other - See Remarks** # Bldgs: **0** Manuf SqFt:
 Bus Name: Franchise: **No** Res SqFt:
 Bus Type: Avail Prkg: **0** Retail SqFt:
 Elec Svc: Mx Ceil Hgt: Whrse SqFt:
 Prop Use: Mx OH Dr: Vacant SqFt:
 Location: **Corner** On Wtrfrt: **No**
 Floor: Name:
 Parking: **0** Basement:
 Zoning: **R1** Loading:
 Public Remarks: **Spacious 99 lot subdivision. Seller to provide full approvals to start construction! Unique cluster design with mix of public and private roads. Copy of maps attached. Owner would consider holding a mortgage with a structured payout. Available Immediately!**

Directions: **From Route 173 head west on Howlett Hill Rd. Land on right at corner of Howlett Hill and Harris Roads.**

Utilities Information

HVAC Type: **Other - See Remarks** Sewer/Water: **Public Water Available**
 Heating Fuel: **Other - See Remarks** Boiler Type:
 Type of Well: **None** Well Location:

Additional Information

Living Qtrs: **No**
 Available Docs: **Aerials, Boundary Data, Other - See Remarks, Survey**
 Bldg Misc:
 Public Trans: Construction:
 Total # Residential Units: Roof: **Other - See Remarks**
 Studio: Docks: Yrs Estb: Accessibility:
 1 Bed: Rooms: Seat Cap: Seller Desires:
 2 Bed: Trk Bays:
 3 Bed: Employees:

Financial Information

Possible Fin: **Cash, Conventional, Owner 1st**
 1st Mtg Bal: **\$0** Equity: **\$925,000** Town/Cnty Tax: **\$2,089**
 2nd Mrt Bal: **\$0** Tax Info: City/Vil Tax: **\$0**
 Escrow Agt/Bnk: **Canaan Realty/Community** Assess Val: **\$262,500** School Tax: **\$75,649**
 Gross Annl Inc: Annl Spc Assess: **\$0** Total Taxes: **\$77,738**
 Annl Op Exp: Net Op Income: **-77,738** Orig. List Price: **\$950,000**
 PriceChg Time: **08/23/2018**
 Inc/Exp Info: **None**
 Op Exp Incl: **Other - See Remarks**

Display & Occupancy Information

Possession: **At Closing** Lockbox Serial #:
 Internet: **Yes** Inet St Addr: **Yes** IDX: **Yes** AVM: **No** Blog: **No** Realtor.com: **Yes** Zillow: **Yes**
 Vacancy Rate:

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