



MLS#: **S1148826** Commercial/Industrial **A-Active**
8477 Pools Brook Rd VR Pricing: **No** List Price: **\$575,000**
 County: **Onondaga** Zip: **13082**
 Town: **Manlius** Pstl City: **Kirkville** Cross St: **Kirkville Rd**
 Area#: **Manlius-313889**

Subdivision:
 TxMap#: **313889-058-000-0002-005-000-0000**
 City Nghbrhd:
 School Dist: **East Syracuse-Minoa**
 Type of Sale: **Estate**
 High School:
 Middle School:
 Elem School:
 State: **NY - New York**

Acres: **5.00**
 Lot Front: **376**
 Lot Depth: **682**
 Lot Shape:
 Lot #: **5**
 Gr SqFt: **21,000**
 Trans Type: **Sell**
 Year Built: **1967**
 Yr Blt Desc: **Existing**
 # Attach: **4** # Photo: **28**

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:
 LA Dir Phone/Fax: **315-682-4500/315-682-4214** LA NY Lic#: **370L0750434**
 Owner Name: **Estate of Charles Kenneth Gross** Comp (Brk): **2.5**
 Owner 2: **Estate of Charles Kenneth Gross** Comp (BA): **2.5**
 Owner Addr: **8477 Pools Brook Rd** Comp (SA): **2.5**
Kirkville, NY 13082 Exclusions:
 Listing Type: **Exclusive Right To Lease** Spc Conditions: **No** List Date: **09/18/2018**
 Service Type: **Listing Broker Only** Expire Date: **11/21/2018**
 Negotiation w/: **Listing Broker Only** DOM: **50**
 Show Appt/Desc: **315-682-4500/Agent; Call List Agent for Showing Instructions**
 Private Rmrks: **Call Allen for details and to arrange a showing. All square footage is an estimate. Warehouse/auto garage has a small second floor break room. The commercial buildings are zoned Industrial and residential is zoned residential. Owner motivated to settle estate. Zoning info is under attachments.**

Branded VT: **Click Here**
 Unbranded VT: **Click Here**
 Aerial Drone Video: **Click Here**
 Virtual Tour 3D:
 Ad Headline:
 Ad Copy:
 Sub Board: **Syracuse**

General Information

Category: **Business Opportunity, Commercial, Mixed Use** Tot Units: **1.0** Office SqFt: **400**
 Sale Incl: **Land and Building** # Stories: **5** Manuf SqFt:
 Type Bldg: **Automotive, Other - See Remarks, Residential** # Bldgs: **5** Res SqFt: **2,800**
 Bus Name: **Chuck's Auto Body** Franchise: **No** Retail SqFt:
 Bus Type: **Automotive** Avail Prkg: **10** Leased SqFt:
 Elec Svc: Mx Ceil Hgt: Whrse SqFt:
 Prop Use: Mx OH Dr: Vacant SqFt:
 Location: **Industrial, Other - See Remarks, Residential** On Wtrfrt: **No**
 Floor: **Other - See Remarks** Name:
 Parking: **10/Dirt / Stone** Basement: **Full**
 Zoning: **IND** Loading: **Drive In Doors, Other - See Remarks**

Public Remarks: **Wonderful opportunity! This unique business location could be ideal for many uses! The property includes over 21,000 square foot garage and storage and a nearly 2,800 square foot ranch home. This property could be a great spot for someone looking to run their own large scale garage, auto detailing, landscaping business, or machine/fabrication shop (or more) all under one roof. Paved gravel drive leads to and from the commercial use zone (Industrial) property. The home has a large masonry fireplace, over sized eat in kitchen, family room, formal living room, office, 3+ car garage, and more. The property also has a spacious 8 stall horse barn and a 2 acre fenced in pasture. This unique property has it all!**

Directions: **481 to Route 5E to Kirkville, to end. Right and over tracks to first left onto Pools Brook Road. House on left approximately 1 mile down. Only 7 minutes from Route 481.**

Utilities Information

HVAC Type: **Baseboard, Hot Water** Sewer/Water: **Public Water Connected, Septic System**
 Heating Fuel: **Oil, Propane** Boiler Type:
 Type of Well: **None** Well Location:

Additional Information

Living Qtrs: **Yes/Detached**
 Available Docs: **Aerials**
 Bldg Misc: **Air Compressor, Bays, Booth(S), Extra Building, Floor Drain, Furniture/Equipment, Garage, Janitorial, Offices, Pallet Storage, Restroom - Office**

Public Trans:
 Total # Residential Units: **1** Construction: **Block**
 Studio: Docks: Yrs Estb: **Asphalt, Metal, Other - See Remarks,**
Shingles
 1 Bed: Rooms: **6** Seat Cap:
 2 Bed: Trk Bays: **5** Accessibility:
 3 Bed: **1** Employees: Seller Desires: **Cash, Other - See Remarks**

Financial Information

Possible Fin: **Cash, Conventional**
 1st Mtg Bal: **\$0** Equity: **\$575,000** Town/Cnty Tax: **\$5,684**
 2nd Mrt Bal: **\$0** Tax Info: **\$0** City/Vil Tax: **\$0**
 Escrow Agt/Bnk: **Canaan Realty/Community Bank** Assess Val: **\$500,000** School Tax: **\$9,282**
 Gross Annl Inc: **\$0** Annl Spc Assess: **\$0** Total Taxes: **\$14,966**
 Annl Op Exp: **\$0** Net Op Income: **\$0** Orig. List Price: **\$575,000**
 PriceChg Time:
 Inc/Exp Info: **None**

Op Exp Incl: **Other - See Remarks**

Display & Occupancy Information

Possession: **At Closing**

Lockbox Serial #:

Internet: **Yes**

Inet St Adrs: **Yes**

IDX: **Yes**

AVM: **No**

Blog: **No**

Realtor.com: **Yes**

Zillow: **Yes**

Vacancy Rate:

MLS#: **S1148826**

ALLEN T. OLMSTED

CANAAN REALTY

NY Licensed R.E. Broker

8645 E. Seneca TNPk Manlius, NY 13104

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