



MLS#: **S359411** **Commercial/Industrial** **A-Active**
0 Ver Plank Rd VR Pricing: **No** List Price: **\$108,500**
 County: **Onondaga** Zip: **13041**
 Town: **Clay** Pstl City: **Clay** Cross St: **Morgan Road**
 Area#: **Clay-312489**
 Acres: **12.48**
 Subdivision: **312489-022-000-0001-006-000-0000**
 TxMap#: **312489-022-000-0001-006-000-0000**
 City Nghbrhd: **Liverpool**
 School Dist: **Normal**
 Type of Sale: **Normal**
 High School: **1**
 Middle School: **Sell**
 Elem School: **2222**
 State: **NY - New York** Yr Blt Desc: **Existing**
 # Attach: **1** # Photo: **16**

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: **Allen Olmsted** Comp (Brk): **4**
 Owner 2: **8645 E Seneca Tpke** Comp (BA): **4**
 Owner Addr: **Manlius NY 13104** Comp (SA): **4**
 Listing Type: **Exclusive Right To Sell** Spc Conditions: **No** Exclusions:
 Service Type: **Listing Broker Only** List Date: **08/02/2016**
 Negotiation w/: **682-4500; Call List Agent for Showing Instructions** Expire Date: **02/22/2019**
 Show Appt/Desc: **Owner is licensed Real Estate Broker. Call Allen for details and questions about this property. Allowable**
 Private Rmrks: **use to be confirmed by buyer.** DOM: **827**
 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: **Apartments** Tot Units: **0** Office SqFt:
 Sale Incl: **Land Only** # Stories: **0.0** Manuf SqFt:
 Type Bldg: **Other - See Remarks** # Bldgs: **0** Res SqFt:
 Bus Name: Franchise: **No** Retail SqFt:
 Bus Type: Avail Prkg: **0** Leased SqFt:
 Elec Svc: Mx Ceil Hgt: Whrse SqFt:
 Prop Use: **Conforming** Mx OH Dr: Vacant SqFt:
 Location: **Other - See Remarks** On Wtrfrt: **No**
 Floor: Name:
 Parking: **0/Other - See Remarks** Basement:
 Zoning: **R1** Loading:
 Public Remarks: **Are you looking to develop an apartment complex in the Clay area? The majority of this large 12 acre site is zoned for apartments, with full utilities which can be extended to site. Potential uses include senior housing development and apartment complex. Existing shops, residential neighborhoods, and easy commute to Interstate 481 (which is very close by!) Priced to sell!**
 Directions: **From Route 31 to Morgan Road North, to left onto Ver Plank Road. Land on right just past 481. Watch for signs.**

Lease Information

# Avail SF	\$/SqFt	Lease Desc	Lse Trm Remn	SqFt Desc	Mnth Rent
1					

Tenant Pays:

Utilities Information

HVAC Type: **Other - See Remarks** Sewer/Water: **Public Sewer Available, Public Water Available**
 Heating Fuel: **Other - See Remarks** Boiler Type:
 Type of Well: Well Location:

Additional Information

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

Financial Information

Possible Fin: **Cash Only**
 1st Mtg Bal: Equity: **\$108,500** Town/Cnty Tax: **\$189**
 2nd Mrt Bal: Tax Info: **\$0** City/Vil Tax: **\$0**
 Escrow Agt/Bnk: **Canaan Realty/Community Bank** Assess Val: **\$900** School Tax: **\$581**
 Gross Annl Inc: **\$0** Annl Spc Assess: **\$0** Total Taxes: **\$770**
 Annl Op Exp: Net Op Income: **-770** Orig. List Price: **\$137,500**
 PriceChg Time: **09/13/2018**
 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#: **S359411**

ALLEN T. OLMSTED

CANAAN REALTY

NY Licensed R.E. Broker

8645 E. Seneca TNPk Manlius, NY 13104

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