



MLS#: **S1107264** **Commercial/Industrial** **A-Active**
109 John & 218 S. James St VR Pricing: **No** List Price: **\$249,000**
 County: **Oneida** Zip: **13440**
 Town: **Rome-Inside** Pstl City: **Rome** Cross St: **Lawrence Street**
 Area#: **Rome-Inside-301301**
 Subdivision: **301301-242-057-0001-005-000-0000**
 TxMap#: **301301-242-057-0001-005-000-0000**
 City Nghbrhd: **Rome**
 School Dist: **Normal**
 Type of Sale: **Normal**
 High School: **NY - New York**
 Middle School: **NY - New York**
 Elem School: **NY - New York**
 State: **NY - New York**
 Acres: **1.60**
 Lot Front: **100**
 Lot Depth: **135**
 Lot Shape: **Irregular**
 Lot #: **5**
 Gr SqFt: **17,880**
 Trans Type: **Sell**
 Year Built: **1900**
 Yr Blt Desc: **Existing**
 # Attach: **11**
 # Photo: **11**

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#: **370L0750434**
 Owner Name: **SG Rome LLC** Comp (Brk): **3.5**
 Owner 2: **SG Rome LLC** Comp (BA): **3.5**
 Owner Addr: **56 Westminster Rd** Comp (SA): **3.5**
Chatham, NJ 07928 Exclussions:
 Listing Type: **Exclusive Right To Sell** Spc Conditions: **No** List Date: **03/29/2018**
 Service Type: **Listing Broker Only** Expire Date: **02/23/2019**
 Negotiation w/: **Listing Broker Only** DOM: **223**
 Show Appt/Desc: **315-682-4500/Agent; Call List Agent for Showing Instructions**
 Private Rmrks: **Contact the office at 315-682-4500 to arrange a showing. WILL NEED 48 HOUR NOTICE PLEASE**
 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: **Land and Building, Other - See Remarks** Tot Units: **5** Office SqFt:
 Sale Incl: **Business Services, Other - See Remarks, Personal** # Stories: **2.0** Manuf SqFt:
 Type Bldg: **Services, Retail, Warehouse** # Bldgs: **1** Res SqFt:
 Bus Name: **Other - See Remarks** Franchise: **No** Retail SqFt:
 Bus Type: **Mixed uses** Avail Prkg: **30** Leased SqFt:
 Elec Svc: **220V, Other - See Remarks** Mx Ceil Hgt: **Whrse SqFt:**
 Prop Use: **Other - See Remarks** Mx OH Dr: **Vacant SqFt:**
 Location: **Other - See Remarks** On Wtrfrt: **No**
 Floor: **Carpet, Concrete, Other - See Remarks** Name:
 Parking: **30/ On Site** Basement: **Partial**
 Zoning: **C3 Gen Co** Loading: **Drive In Doors, Other - See Remarks**
 Public Remarks: **Commercial property with existing tenants located near Downtown Rome! Over 17,000 square feet of warehouse space (currently used as an athletic facility), store front, and ample off-street parking. Owner is motivated to sell! Bring offers!**
 Directions: **From Erie Blvd and James Street head south on James approximately 500'. Building on right just before the (Street level) railroad tracks. 218 S. James.**

Lease Information

# Avail SF	\$/SqFt	Lease Desc	Lse Trm Remn	SqFt Desc	Mnth Rent
1	0				

Tenant Pays:

Utilities Information

HVAC Type: **Multi-Zone, Other - See Remarks** Sewer/Water: **Public Sewer Connected**
 Heating Fuel: **Gas** Boiler Type:
 Type of Well: **None** Well Location:

Additional Information

Living Qtrs: **Yes/Apartment**
 Available Docs: **Aerials**
 Bldg Misc: **Extra Building, Restroom - Office, Restroom - Public**
 Public Trans: **Less Than 1 Mile** Construction: **Block, Frame, Other - See Remarks, Wood Flat, Rubber Membrane, Sloped**
 Total # Residential Units: **Construction:**
 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**
 1st Mtg Bal: **\$0** Equity: **\$249,000** Town/Cnty Tax: **\$1,930**
 2nd Mrt Bal: **\$0** Tax Info: **City/Vil Tax: \$4,954**
 Escrow Agt/Bnk: **Canaan Realty/Community** Assess Val: **\$261,438** School Tax: **\$6,130**
 Gross Annl Inc: **Annl Spc Assess: \$0** Total Taxes: **\$13,014**
 Annl Op Exp: **Net Op Income:** Orig. List Price: **\$249,000**
 PriceChg Time: **03/29/2018**
 Inc/Exp Info: **None**
 Op Exp Incl: **Other - See Remarks**

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

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ALLEN T. OLMSTED
NY Licensed R.E. Broker

CANAAN REALTY
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