



MLS#: **S1019683**  
**5986 Clemons Rd**

**Lots, Land, Farms, and Seasonal/Camps**  
VR Pricing: **No**

**A-Active**  
List Price: **\$597,500**  
LP/SF:

County: **Onondaga** Zip: **13057**  
Town: **Manlius** Pstl City: **East Syracuse**  
Area #: **Minoa-Village-313805**  
Village: **Minoa-Village**  
Subdivision:  
TxMap#: **313805-005-000-0010-001-000-0000**  
City Nghbrhd:  
School Dist: **East Syracuse-Minoa**  
High School:  
Middle School:  
Elem School:

Cross St: **Manlius Center Road**  
Acres: **45.00**  
Lot Front: **3,200**  
Lot Depth: **1,500**  
Lot Shape: **Irregular**  
Lot #:  
SqFt:  
Type of Sale: **Normal**  
Year Built:  
Yr Blt Desc:  
# Attach: **2** # Photo: **10**

Listing Office Information

Offc Name: **CANAAN REALTY (CANA)**  
Offc Addr: **8645 E. Seneca TNPK  
Manlius, NY 13104**  
LA Name/ID: **ALLEN T. OLMSTED (OLMSTED)**   
LA Email: **allen@nyland.forsale**  
LA Dir Phone/Fax: **315-682-4500/315-682-4214**  
Owner Name: **Raimondo**  
Owner 2:  
Owner Addr: **46 Pier 7  
Charlestown, MA 02129**  
Listing Type: **Exclusive Right To Sell** Spc Conditions: **No**  
Service Type:  
Negotiation w/: **Listing Broker Only**  
Show Appt/Desc: **; Call List Agent for Showing Instructions**  
Private Rmrks: **Property includes two tax parcels, additional parcel ID is 004.-07-07.0. Taxes and assessed values shown reflect both parcels. Map attached shows both parcels also. Preliminary sketch design for apartments. Call Allen for details and maps. Concept plans at office.**  
Branded VT: **Click Here**  
Unbranded VT: **Click Here**  
Aerial Drone Video: **Click Here**  
Virtual Tour 3D:  
Ad Headline:  
Ad Copy:  
Sub Board: **Syracuse**

Offc Lic#: **109918826**  
Offc Phone: **315-682-4500**  
Offc Fax: **315-682-4214**  
LA Cell #: **315-374-1032**  
LA Acpts Txt:  
LA NY Lic#: **370L0750434**  
Comp (Brk): **4**  
Comp (BA): **4**  
Comp (SA): **4**  
Exclusions:  
List Date: **01/05/2017**  
Expire Date: **07/17/2019**  
DOM: **671**

General Information

Type: **Cluster, Multi-Unit, Residential**  
Topography: **Level**  
Road Ft/Desc: **County, Town**  
Zoning:  
Land Feat: **Open Farm, Scenic View, Wet Area**  
Bedrooms: Baths:  
On Wtrfrnt: **No**  
Name:  
GOM Rgts Rsv:  
Public Remarks: **Developers- choice setting for apartment complex. Full utilities available with an agreeable municipality. Are you looking for a 60-100+ unit site for a development or apartments? This property features an easy commute and the choice location enhances the potential for this rare find in the eastern suburbs.**  
Directions: **Route 290 (Manlius Center Road) north on Clemons Road to a right onto Baird Road. Land on both Clemons and Baird.**  
Improvement:  
Driveway Desc: **Other - See Remarks**  
Buildings: **None**  
Milk Mkt: # Horse Stls: **0**  
Stories: Rooms:  
Footage:  
Island Name: Rip Rgts: **No**  
Timber Rgts Rsv:

Residence Information

Style of Res: Garage:  
Exterior Cnstr: Amenities:  
BR 1st Flr: BR 2nd Flr: BR 3rd Flr: **0** BR Basement: **0**  
FB 1st Flr: FB 2nd Flr: FB 3rd Flr: **0** FB Basement: **0**  
HB 1st Flr: HB 2nd Flr: HB 3rd Flr: **0** HB Basement: **0**  
Kitchen:  
Basement:  
Floor:  
Attic:  
Addl Rooms:  
Interior Feat:  
Exterior Feat:  
Appliances:  
Accessibility:  
Foundation:  
Emerg Backup:  
ENERGY STAR  
Qualified@:  
# Fireplace: **0** # Artificial: **0** # Gas: **0** # Pellet: **0**  
# Wood Burning: **0** # Wood Stove: **0** # Coal: **0** # Other: **0**  
# Freestanding: **0** # Not to Code: **0**

Utilities Information

Utils on Site: **None**  
HVAC Type: Waste Disp: **Sewer Available**  
Utils Avail: **Cable, Sanitary Sewer, Storm Sewer, Telephone**  
Heating Fuel: Water Htr Fuel:  
Water Supply: **Well within 100 Feet**  
Type of Well: **None** Well Location:

Miscellaneous Information

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Miscellaneous Information

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Avail Docs: **Aerials, Soil Data, Survey**  
Dev Status: **Preliminary Plan, Site Planned**

Soil: Restrictions:

Seller Provides:  
Conditions: **Other - See Remarks**

Possible Uses: **Multi Unit Development**

Seller Stake in Lnd:

Addl Site Data:

# Crop Acres: **0.0** # Timber Acres: **0.0** # Wooded Acres: **0.0**  
# Tillable Acres: **0.0** # Pasture Acres: **0.0**

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Financial Information

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Possible Fin: **Cash, Other - See Remarks**

1st Mtg Bal: **\$0**

Equity: **\$597,500**

Town/Cnty Tax: **\$3,409**

2nd Mrt Bal: **\$0**

City/Vil Tax: **\$5,941**

Tax Info:

Escrow Agt/Bnk: **Canaan Realty/Community**

Assess Val: **\$262,200**

School Tax: **\$69**

Orig. List Price: **\$695,000**

Annl Spc Assess: **\$0**

Total Taxes: **\$9,419**

Mob Home Serial:

PriceChg Time: **04/09/2018**

Manufacturer:

Manufacture Dt:

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Display & Occupancy Information

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Possession: **At Closing**

Lockbox Serial #:

Internet: **Yes**

Inet St Adrs: **Yes**

IDX: **Yes**

AVM: **No**

Blog: **No**

Realtor.com: **Yes**

Zillow: **Yes**

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ALLEN T. OLMSTED

NY Licensed R.E. Broker

8645 E. Seneca TNPk Manlius, NY 13104

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