



MLS#: **S1107260** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**
6427 State Route 31 VR Pricing: **No** List Price: **\$245,000**
LP/SF: **\$175.00**

County: **Onondaga** Zip: **13039**
Town: **Cicero** Pstl City: **Cicero**
Area#: **Cicero-312289**

Subdivision: Cross St: **South Bay Rd**
TxMap#: **312289-088-000-0001-008-000-0000** Acres: **5.23**
City Nghbrhd: Lot Front: **797**
School Dist: **North Syracuse** Lot Depth: **879**
High School: Lot Shape: **Rectangular**
Middle School: Lot #: **8**
Elem School: SqFt: **1,400**
Type of Sale: **Normal**
Year Built: **1890**
Yr Blt Desc:

Attach: **1** # Photo: **5**

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 (OLMSTEAL)** 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#: **37OL0750434**
Owner Name: **S G Cicero LLC** Comp (Brk): **4**
Owner 2: Comp (BA): **4**
Owner Addr: **56 Westminster Rd** Comp (SA): **4**
Chatham, NJ 07928 Exclusions:
Listing Type: **Exclusive Right To Sell** Spc Conditions: **No** List Date: **03/29/2018**
Service Type: Expire Date: **02/23/2019**
Negotiation w/: **Listing Broker Only** DOM: **223**
Show Appt/Desc: **/Agent; Call List Agent for Showing Instructions**
Private Rmrks: **Commercial use property. Call Allen to arrange a preview of the land. Home is rented out, please be respectful of tenants privacy while walking the land. Home may be viewed to serious buyers who have already viewed the land. Maps under attachments.**

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

General Information

Type: **Commercial** Improvement:
Topography: **Level, Other - See Remarks** Driveway Desc: **Stone/Gravel**
Road Ft/Desc: **State, Town** Buildings: **Other - See Remarks**
Zoning: Milk Mkt: # Horse Stls: **0**
Land Feat: **Other - See Remarks**
Bedrooms: **3** Baths: **1** Stories: **1.7** Rooms:
On Wtrfmt: **No** Footage:
Name: Island Name: Rip Rgts: **No**
GOM Rgts Rsv: Timber Rgts Rsv:
Public Remarks: **Commercial use property! Over 5 acres of level land with road frontage on both Route 31 and South Bay Road**
Directions: **Head north on South Bay Rd from 481. Property is 2nd parcel on the right after the South Bay Rd intersection. OR Turn right at the South Bay / Route 31 intersection onto Route 31 and the property is the 2nd one on the left.**

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: **Other - See Remarks** Waste Disp: **Other - See Remarks**
HVAC Type:
Utils Avail: **Other - See Remarks**
Heating Fuel: Water Htr Fuel:
Water Supply: **Other - See Remarks**
Type of Well: **None** Well Location:

Miscellaneous Information

Miscellaneous Information

Avail Docs: **Aerials**
Dev Status: **Other - See Remarks**
Soil:
Seller Provides:
Conditions: **Other - See Remarks**
Possible Uses: **Commercial**
Seller Stake in Lnd:

Restrictions:

Addl Site Data:

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

Financial Information

Possible Fin: **Cash, Conventional**
1st Mtg Bal: **\$0** Equity: **\$245,000** Town/Cnty Tax: **\$3,489**
2nd Mrt Bal: **\$0** City/Vil Tax: **\$0**
Tax Info:
Escrow Agt/Bnk: **Canaan Realty/Community** Assess Val: **\$90,000** School Tax: **\$2,089**
Annl Spc Assess: **\$0** Total Taxes: **\$5,578**
PriceChg Time: **03/29/2018**
Orig. List Price: **\$245,000**
Mob Home Serial:
Manufacturer: Manufacture Dt:

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**
MLS#: **S1107260**

ALLEN T. OLMSTED

NY Licensed R.E. Broker

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