



MLS#: **S1137671** Commercial/Industrial **A-Active**
2123 Main St VR Pricing: **No** List Price: **\$175,000**
 County: **Madison** Zip: **13122**
 Town: **Cazenovia** Pstl City: **New Woodstock** Cross St: **Mill Street**
 Area#: **Cazenovia-252289**

Subdivision: _____
 TxMap#: **252289-146-008-0001-078-000-0000**
 City Nghbrhd: _____
 School Dist: **Cazenovia**
 Type of Sale: **Normal**
 High School: _____
 Middle School: _____
 Elem School: _____
 State: **NY - New York**

Acres: _____
 Lot Front: **0**
 Lot Depth: **0**
 Lot Shape: _____
 Lot #: _____
 Gr SqFt: **5,100**
 Trans Type: **Sell**
 Year Built: **1950**
 Yr Blt Desc: **Existing**
 # Attach: _____ # Photo: **13**

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: **Richard A Garber** Comp (Brk): **3.5**
 Owner 2: **Leigh M Garber** Comp (BA): **3.5**
 Owner Addr: _____ Comp (SA): **3.5**
 Listing Type: **Exclusive Right To Sell** Spc Conditions: **No**
 Service Type: _____
 Negotiation w/: **Listing Broker Only**
 Show Appt/Desc: **315-682-4500/Agent; Call List Agent for Showing Instructions**
 Private Rmrks: **Owners run 3 businesses out of this building. They must be present for showings, due to nature of business. Owners open to temporarily leading out space after purchase. Open to negotiate terms.**
 Branded VT: **Click Here**
 Unbranded VT: **Click Here**
 Aerial Drone Video: _____
 Virtual Tour 3D: _____
 Ad Headline: _____
 Ad Copy: _____
 Sub Board: **Syracuse**

General Information

Category: _____
 Sale Incl: **Land and Building**
 Type Bldg: _____
 Bus Name: _____
 Bus Type: _____
 Elec Svc: _____
 Prop Use: _____
 Location: **Corner**
 Floor: _____
 Parking: **5**
 Zoning: **NW**
 Tot Units: _____
 # Stories: **2.0**
 # Bldgs: **1**
 Franchise: **No**
 Avail Prkg: **5**
 Mx Ceil Hgt: _____
 Mx OH Dr: _____
 On Wtrfrt: **No**
 Name: _____
 Basement: _____
 Loading: _____
 Office SqFt: _____
 Manuf SqFt: _____
 Res SqFt: _____
 Retail SqFt: _____
 Leased SqFt: _____
 Whrse SqFt: _____
 Vacant SqFt: _____

Public Remarks: **Looking for an investment commercial building? Need expansion space for your local business? This choice property located in Southern Cazenovia area could be ideal. With over 3400 sq ft of space easily broken into multiple self contained offices. Multi-use building. Two separate entrances ideal for retail or office space or perhaps a Rural veterinarian practice. Many choices! Second floor renovated to offices but could be converted to single family rentals. Just minutes south of Village of New Woodstock.**

Directions: **From Cazenovia, head south on Rt 13 at T intersection with Route 80 turn left. Building on the left corner of Mill and Rt 80.**

Utilities Information

HVAC Type: **Forced Air** Sewer/Water: **Public Sewer Connected, Septic System**
 Heating Fuel: **Oil** Boiler Type: _____
 Type of Well: **None** Well Location: _____

Additional Information

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

Financial Information

Possible Fin: **Cash, Conventional**
 1st Mtg Bal: **\$0** Equity: **\$175,000** Town/Cnty Tax: **\$3,623**
 2nd Mrt Bal: **\$0** Tax Info: _____ City/Vil Tax: **\$0**
 Escrow Agt/Bnk: **Canaan Realty/Community Bank** Assess Val: **\$95,000** School Tax: **\$1,664**
 Gross Annl Inc: _____ Annl Spc Assess: **\$0** Total Taxes: **\$5,287**
 Annl Op Exp: _____ Net Op Income: _____ Orig. List Price: **\$175,000**
 PriceChg Time: **07/30/2018**
 Inc/Exp Info: **Provided By Owner**
 Op Exp Incl: **Electric, Gas/Oil, Insurance, Repairs/Maintenance, Snow Plow, Utilities, Water**

Display & Occupancy Information

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

Vacancy Rate:

MLS#: **S1137671**

ALLEN T. OLMSTED

CANAAN REALTY

NY Licensed R.E. Broker

8645 E. Seneca TNPk Manlius, NY 13104

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