



MLS#: **S1107046**
7310 Oswego Rd

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

A-Active
List Price: **\$1,400,000**
LP/SF: **\$1,315.79**

County: **Onondaga** Zip: **13090**
Town: **Clay** Pstl City: **Liverpool**
Area#: **Clay-312489**

Cross St: **Morgan Rd**
Acres: **10.59**
Lot Front: **0**
Lot Depth: **0**
Lot Shape:
Lot #: **38**
SqFt: **1,064**
Type of Sale: **Normal**
Year Built: **1955**
Yr Blt Desc:

Subdivision:
TxMap#: **312489-114-000-0001-038-000-0000**
City Nghbrhd:
School Dist: **Liverpool**
High School:
Middle School:
Elem School:

Attach: **1** # Photo: **7**

Listing Office Information

Offc Name: **CANAAN REALTY (CANA)**
Offc Addr: **8645 E. Seneca TNPK
Manlius, NY 13104**

LA Name/ID: **ALLEN T. OLMSTED (OLMSTEAL)** 
LA Email: **allen@nyland.forsale**

LA Dir Phone/Fax: **315-682-4500/315-682-4214**

Owner Name: **Dominick L Fabrizio**

Owner 2: **Carmela Fabrizio**

Owner Addr: **5003 Platinum Dr
Liverpool, NY 13088**

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: **Commercial Site, Clay. Property currently zoned Agricultural existing rental home on site. Call Allen for details and showing. Very easy to show. Attached map.**

Branded VT: **Click Here**

Unbranded VT: **Click Here**

Aerial Drone Video:

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#: **37OL0750434**

Comp (Brk): **3**

Comp (BA): **3**

Comp (SA): **3**

Exclusions:

List Date: **03/22/2018**

Expire Date: **12/21/2018**

DOM: **230**

General Information

Type: **Agricultural, Commercial, Other - See Remarks**

Topography: **Level, Slight Slope**

Road Ft/Desc: **County, Other - See Remarks, State**

Zoning:

Land Feat: **Other - See Remarks**

Bedrooms: **3** Baths: **1**

On Wtrfmt: **No**

Name:

GOM Rgts Rsv:

Public Remarks: **Large acreage commercial opportunity on this choice setting located just minutes from the Thruway. This ideal mostly level site is ready for development. Located on busy Oswego Road, Liverpool. The property offers multiple access points with large mostly square borders and full utilities at street. Office, storage, business, professional, retail or perhaps apartments or senior housing. Borders the golf course. May have additional incentives. See attached maps for boundary.**

Directions: **From Liverpool head north on Oswego Road to 7310 on right. Roughly 1 mile North of Thruway entrance.**

Residence Information

Style of Res:
Exterior Cnstr:

Garage:
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**

HVAC Type:

Waste Disp: **Sewer Existing**
Utils Avail: **Cable, Electric, Gas, High Speed Internet, Sanitary Sewer, Storm Sewer, Telephone, Water**

Heating Fuel:

Water Htr Fuel: **Gas, Other - See Remarks**
Water Supply: **Other - See Remarks, Public**

Type of Well: **None**

Well Location:

Miscellaneous Information

Miscellaneous Information

Avail Docs: **Aerials, Boundary Data**
Dev Status: **Other - See Remarks, Raw Land**
Soil: **Other - See Remarks** Restrictions:
Seller Provides: **Other - See Remarks**
Conditions: **Other - See Remarks**
Possible Uses: **Commercial**
Seller Stake in Lnd:
Crop Acres: **0.0** # Timber Acres: **0.0** Addl Site Data: # Wooded Acres: **0.0**
Tillable Acres: **0.0** # Pasture Acres: **0.0**

Financial Information

Possible Fin: **Cash, Conventional, FHA**
1st Mtg Bal: **\$0** Equity: **\$1,400,000** Town/Cnty Tax: **\$1,748**
2nd Mrt Bal: **\$0** City/Vil Tax:
Tax Info:
Escrow Agt/Bnk: **Canaan Realty/Community** Assess Val: **\$7,500** School Tax: **\$5,025**
Annl Spc Assess: **\$0** Total Taxes: **\$6,773**
PriceChg Time: **03/28/2018**
Orig. List Price: **\$1,400,000**
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**
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ALLEN T. OLMSTED

NY Licensed R.E. Broker

8645 E. Seneca TNPk Manlius, NY 13104

CANAAN REALTY

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