



New Listing

MLS#: **S1655053** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**
3400 Court St
 County: **Onondaga** Zip: **13206**
 Town/City: **Salina** Pstl City: **Syracuse**
 Area #: **Salina-314889**
 Subdivision: **Lyncourt**
 TxMap#: **314889-067-000-0001-005-000-0000**
 Addl TxMap#:
 City Nghbrhd:
 School Dist:
 High School:
 Middle School:
 Elem School:
 List Price: **\$2,950,000**
 LP/SF: **\$3,841.15**
 Acres: **22.91**
 Cross St: **Lemoyne Ave**
 Lot Front: **528**
 Lot Depth: **1,200**
 Lot Shape: **Irregular**
 Lot #: **5**
 SqFt [PubRec]: **768** []
 AboveGrade Sq:[]
 Fin Bsmnt SqFt:[]
 SqFt Source:
 # Photo: **9**

General Information

Type: **Commercial, Other - See Remarks** Improvement:
 Topography: **Level, Other - See Remarks**
 Road Ft/Desc: **Town** Buildings: **Other - See Remarks**
 Zoning: **Industrial** Milk Mkt: # Horse Stls: **0**
 Land Feat: **Other - See Remarks**
 Addl Rooms: Baths: Stories: **1.0** Rooms:
 Bedrooms: On Wtrfrnt: **No** Name: Footage:
 Name: Island Name: Rip Rgts: **No**
 OGM Rsrvd: **No** Timber Rgts Rsv: **No**
 Water Related Features:

Public Remarks: **Long-held industrial opportunity in a prime location! This property has served as the ideal home for a well-established business specializing in the grinding and wholesale distribution of natural wood products. Encompassing over 20 choice acres, the site provides a strong operational backbone with excellent access to I-90 and I-81, allowing efficient service to clients throughout New York State. For operators in the mulching or wood-products industry seeking to expand, this is a standout location. The offering includes the land and on-site material. Business could be purchased separately. Easy ingress and egress and ample acreage! Zoned I-1, the generally level site is well-suited for accommodating large vehicles and equipment. The property also offers heavy power availability, rail spur potential, and proximity to a nearby substation. Whether you are looking to expand an existing operation or relocate/build a new business, this property presents a wide range of possibilities. Also listed as commercial s1654619**

Unbranded VT: [Click Here](#)
 Aerial Drone Video: [Click Here](#)
 Virtual Tour 3D:

Directions: **From Court St /298 turn onto Old Court St to property driveway.**

Residence Information

Style of Res: Garage:
 Constr Mtrls:
 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: **Other - See Remarks**
 Attic: Roof Desc: **Other - See Remarks**
 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: **Other - See Remarks** Insulation: **Unknown**
 Electric: **Connected**
 Utils Avail: **Electric, Other - See Remarks**
 HVAC Fuel: **Propane** Water Htr Fuel:
 Water Supply: **Other - See Remarks**
 Type of Well: Well Location:
 Energy Eqpt: **Other** Septic Location:

Grn Bld Vr Type:
Grn Indoor Air Q:
Grn Water Cnsrv:

Miscellaneous Information

Avail Docs: **Aerials**
Dev Status: **Other - See Remarks**
Soil: Restrictions:
Seller Provides: Addl Site Data:
Conditions: **Other - See Remarks**
Seller Stake in Lnd:
Driveway Desc: **Other - See Remarks**
Possible Uses: **Commercial, Industrial, Other - See Remarks**
Lot/Addtl Info: **Other - See Remarks**
Crop Acres: **0.0000** # Timber Acres: **0.0000** # Wooded Acres: **0.0000**
Tillable Acres: **0.0000** # Pasture Acres: **0.0000**

Financial Information

Type of Sale: **Normal** Annl Spc Assess: **\$0** Lot Rent:
Tax Info: Assess Val: **\$307,000** School Tax: **\$9,284**
Town/Cnty Tax: **\$3,848** City/Vil Tax: **\$0** Total Taxes: **\$13,132**
Closed Date: Sales Price: DOM: **1**

MLS#: **S1655053**

Caleb Shoemaker
Not Licensed

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