



MLS#: **S1255012** **Commercial/Industrial** **A-Active**  
**6780 & 6762 Fly Rd** List Price: **\$1,100,000**  
 County: **Onondaga** Zip: **13057** Acres: **7.21**  
 Town: **Dewitt** Pstl City: **East Syracuse** Cross St: **Collamer**  
 Area #: **Dewitt-312689**  
 Subdivision: Lot Front: **518**  
 TxMap#: **312689-028-000-0001-002-000-0000** Lot Depth: **1,500**  
 City Nghbrhd: Lot Shape: Lot #: **2**  
 School Dist: **East Syracuse-Minoa** Gr SqFt: **4,550**  
 High School: Trans Type: **Sell**  
 Middle School: Year Built: **1935**  
 Elem School: Yr Blt Desc: **Existing**  
 # Photo: **12**

**General Information**

Category: **Commercial, Other - See Remarks** Tot Units: **6** Office SqFt:  
 Sale Incl: **Land and Building** # Stories: **2.0** Manuf SqFt:  
 Type Bldg: **Other - See Remarks** # Bldgs: **3** Res SqFt:  
 Bus Name: Franchise: **No** Retail SqFt:  
 Bus Type: Avail Prkg: **25** Leased SqFt:  
 Elec Svc: Mx Ceil Hgt: Whrse SqFt:  
 Prop Use: Mx OH Dr: Vacant SqFt:  
 Location: **Other - See Remarks** On Wtrfrt: **No**  
 Floor: Name:  
 Parking: **25** Basement:  
 Zoning: **High Tech** Loading:  
 Public Remarks: **Large acreage land available for development! From medical office, warehouse, manufacturing, nursing home, to hotels and more. This high traffic area is growing and has easy access to 481 and the Thruway. Existing rental units onsite. Copy of local zoning attached. Just over 7 acres included (neighboring land also available). This is a choice location to develop into a multitude of optioned uses! Also under land, see s1255009**

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

Directions: **Fly Rd just south of Brittonfield Office Park.**

**Lease Information**

**Utilities Information**

HVAC Type: **Baseboard** Sewer/Water: **Public Sewer Connected, Public Water Connected**  
 Heating Fuel: **Gas** Boiler Type:  
 Type of Well: **None** Well Location:

**Additional Information**

Living Qtrts: **Yes/Other - See Remarks**  
 Available Docs: **Aerials**  
 Bldg Misc:  
 Public Trans: Construction:  
 Total # Residential Units: Roof: **Other - See Remarks**  
 Studio: Docks: Yrs Estb: Accessibility:  
 1 Bed: Rooms: Seat Cap:  
 2 Bed: Trk Bays: Seller Desires:  
 3 Bed: Employees:

**Financial Information**

Possible Fin: **Cash, Conventional** Type of Sale: **Normal**  
 1st Mtg Bal: **\$0** Equity: **\$1,100,000** Town/Cnty Tax: **\$2,374**  
 2nd Mrt Bal: **\$0** Tax Info: City/Vil Tax: **\$0**  
 Assess Val: **\$178,700** Annl Spc Assess: **\$0** School Tax: **\$4,596**  
 Gross Annl Inc: Net Op Income: Total Taxes: **\$6,970**  
 Annl Op Exp:  
 Inc/Exp Info: **Estimated**  
 Op Exp Incl: **Other - See Remarks**  
 Closed Date: Sale Price: DOM: **148**

MLS#: **S1255012**

Brett Ransford  
 Not Licensed in New York State

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