



New Listing

MLS#: **S1303682** **Commercial/Industrial** **A-Active**
5471 Telephone Rd List Price: **\$699,000**
County: **Cortland** Zip: **13040** Acres: **142.10**
Town: **Cincinnati** Pstl City: **Cincinnati** Cross St: **Piety Hill Rd**
Area #: **Cincinnati-112000**
Subdivision: Lot Front: **3,100**
TxMap#: **112000-112-000-0001-010-000-0000** Lot Depth: **4,400**
City Nghbrhd: Lot Shape: Lot #: **10**
School Dist: **Cincinnati** Gr SqFt: **4,930**
High School: Trans Type: **Sell**
Middle School: Year Built: **1960**
Elem School: Yr Blt Desc: **Existing**
Photo: **19**

General Information

Category: Tot Units: Office SqFt:
Sale Incl: **Land, Building and Business** # Stories: **1.5** Manuf SqFt:
Type Bldg: **Bar /Tavern, Other - See Remarks, Restaurant / Food** # Bldgs: **5** Res SqFt:
Bus Name: Franchise: **No** Retail SqFt:
Bus Type: **Golf Course** Avail Prkg: **50** Leased SqFt:
Elec Svc: Mx Ceil Hgt: Wrhse SqFt:
Prop Use: Mx OH Dr: Vacant SqFt:
Location: **Other - See Remarks** On Wtrfrt: **Yes/Pond**
Floor: Name: **Other**
Parking: **50** Basement:
Zoning: **RMK** Loading:
Public Remarks: **Spectacular setting! This family-run property known as Knickerbocker Country Club has been a family run business for two generations. What started out as a dream has become a reality in the well manicured and active country golf club. Banquets, weddings, and golfing provide a relaxing getaway for people near and far. Spacious clubhouse is a perfect spot for lounging and for light dining. Excellent reputation, great location, and tremendous potential to take this to the next level. Fully turnkey operation.**

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

Directions: **16 miles from Cortland, 13 miles from Marathon. Take Route 26 to Telephone Road. Bear right at the fork to stay on Telephone Road to the Knickerbocker Country Club.**

Lease Information

#	Avail SF	\$/SqFt	Lease Desc	Lse Trm Remn	SqFt Desc	Mnth Rent
1	0					

Tenant Pays:

Utilities Information

HVAC Type: **Forced Air** Sewer/Water: **Septic System, Well / Cistern**
Heating Fuel: **Oil** Boiler Type:
Type of Well: **Drilled** Well Location:

Additional Information

Living Qtrts: **No**
Available Docs: **Aerials**
Bldg Misc: **Furniture/Equipment, Restroom - Public**
Public Trans: Construction: **Concrete**
Total # Residential Units: Roof: **Metal, Shingles**
Studio: Docks: Yrs Estb:
1 Bed: Rooms: Seat Cap:
2 Bed: Trk Bays:
3 Bed: Employees:

Financial Information

Possible Fin: **Cash, Conventional** Type of Sale: **Normal**
1st Mtg Bal: **\$0** Equity: **\$699,000** Town/Cnty Tax: **\$13,796**
2nd Mrt Bal: **\$0** Tax Info: City/Vil Tax: **\$0**
Assess Val: **\$628,300** Annl Spc Assess: **\$0** School Tax: **\$12,743**
Gross Annl Inc: Net Op Income: Total Taxes: **\$26,539**
Annl Op Exp:
Inc/Exp Info: **May Show Books**
Op Exp Incl: **Gas/Oil, Repairs/Maintenance, Supplies, Utilities**
Closed Date: Sale Price: DOM: **0**

Brett Ransford
Not Licensed in New York State

MLS#: **S1303682**
Canaan Realty
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