



New Listing

MLS#: **S1316695** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**
79 Lakewood Rd List Price: **\$800,000**
 County: **Oswego** Zip: **13493** LP/SF: **\$22.81**
 Town: **Williamstown** Pstl City: **Williamstown** Acres: **109.76**
 Area #: **Williamstown-356200** Cross St: **Route 13**
 Subdivision: Lot Front: **1,102**
 TxMap#: **356200-122-000-0002-015-040-0000** Lot Depth: **3,586**
 City Nghbrhd: Lot Shape:
 School Dist: **Altmar-Parish-Williamstown** Lot #: **15**
 High School: SqFt: **35,066**
 Middle School: # Photo: **1**
 Elem School:

General Information

Type: **Commercial** Improvement:
 Topography: **Level, Slight Slope**
 Road Ft/Desc: **State, Town** Buildings: **Other - See Remarks, Outbuilding**
 Zoning: Milk Mkt: # Horse Stls: **0**
 Land Feat: **Other - See Remarks, Wooded - Partial**
 Addl Rooms:
 Bedrooms: Baths: Stories: Rooms:
 On Wtrfrnt: **No** Footage:
 Name: Island Name: Rip Rgts: **No**
 GOM Rts Rsv: **No** Timber Rgts Rsv: **No**
 Public Remarks: **Light industrial, manufacturing, warehousing, or forestry products facility located on NY Route 13 in Williamstown, NY. This is an excellent facility of multiple buildings totaling over 45,000 square feet of enclosed buildings, of which about 75% has radiant floor heat with several drive in doors, max heights 14'. Plus, over 21,000 additional feet of storage sheds and an additional 1200 sf private office with kitchenette, rest rooms, conference room, and storage. Buildings are in very good condition! Other potential uses include trucking, equipment depot, gravel, solar and leasing investment potential. Dedicated paved road into the property, plus over 1000 feet of road frontage on NY Rt 13. East access to Syracuse, Watertown, Oswego, Pulaski, Rome and Utica.**

Unbranded VT:
Aerial Drone Video:
Virtual Tour 3D:

Directions: **From Syracuse or Watertown, I-81 to Exit 34 for Mexico/Rt 104. Head east on 104 to Rt 13. Turn left onto Rt 13 for approx. 1 mile and then turn right onto Lakewood Rd.**

Residence Information

Style of Res: Garage:
 Exterior Cnstr:
 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: Roof Desc:
 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: **Electric**
 HVAC Type: Waste Disp: **Septic**
 Utils Avail: **Electric**
 Heating Fuel: **3 Phase** Water Htr Fuel:
 Water Supply: **Well**
 Type of Well: **None** Well Location:

Miscellaneous Information

Avail Docs: **Aerials, Deed, Survey**
 Dev Status: **Cleared Land, Other - See Remarks** Restrictions:
 Soil:
 Seller Provides:

Conditions: **Other - See Remarks**

Seller Stake in Lnd:

Addl Site Data:

Driveway Desc: **Other - See Remarks, Parking Area, Stone/Gravel**

Possible Uses: **Commercial, Other - See Remarks**

Lot Information: **Rural**

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: **\$1,400,000**

School Tax: **\$18,697**

Town/Cnty Tax: **\$20,769**

City/Vil Tax: **\$0**

Total Taxes: **\$39,466**

Closed Date:

Sales Price:

DOM: **0**

MLS#: **S1316695**

Brett Ransford

Canaan Realty

Not Licensed

8645 E. Seneca TNPK Manlius, NY 13104

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