



**New Listing**

MLS#: **S1316706**      **Commercial/Industrial**      **A-Active**  
**79 Lakewood Rd**      List Price: **\$800,000**  
County: **Oswego**      Zip: **13493**      Acres: **109.76**  
Town: **Williamstown**      Pstl City: **Williamstown**      Cross St: **Route 13**  
Area #: **Williamstown-356200**

Subdivision:      Lot Front: **1,102**  
TxMap#: **356200-122-000-0002-015-040-0000**      Lot Depth: **3,586**  
City Nghbrhd:      Lot Shape:      Lot #: **15**  
School Dist: **Altmar-Parish-Williamstown**      Gr SqFt: **35,066**  
High School:      Trans Type: **Sell**  
Middle School:      Year Built: **1999**  
Elem School:      Yr Blt Desc: **Existing**  
# Photo: **1**

**General Information**

Category: <b>Commercial</b>	Tot Units:      Office SqFt: <b>1,200</b>
Sale Incl: <b>Land and Building</b>	# Stories: <b>2.0</b> Manuf SqFt: <b>19,466</b>
Type Bldg: <b>Warehouse</b>	# Bldgs: <b>4</b> Res SqFt:
Bus Name:	Franchise: <b>No</b> Retail SqFt:
Bus Type:	Avail Prkg: <b>50</b> Leased SqFt:
Elec Svc: <b>3 Phase</b>	Mx Ceil Hgt:      Wrhse SqFt: <b>14,400</b>
Prop Use: <b>Conforming</b>	Mx OH Dr:      Vacant SqFt:
Location: <b>Industrial</b>	On Wtrfrt: <b>No</b>
Floor: <b>Concrete</b>	Name:
Parking: <b>50/Dirt / Stone</b>	Basement: <b>None</b>
Zoning: <b>Com 1</b>	Loading: <b>Dock, Drive In Doors</b>

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.**

**Lease Information**

**Utilities Information**

HVAC Type: <b>Other - See Remarks</b>	Sewer/Water: <b>Septic System, Well / Cistern</b>
Heating Fuel: <b>3 Phase</b>	Boiler Type:
Type of Well: <b>Drilled</b>	Well Location:

**Additional Information**

Living Qtrts: <b>No</b>	Construction:
Available Docs: <b>Aerials, Deed, Survey</b>	Roof: <b>Metal</b>
Bldg Misc:	Accessibility:
Public Trans:	Seller Desires: <b>Cash</b>
Total # Residential Units:	
Studio:      Docks:      Yrs Estb:	
1 Bed:      Rooms:      Seat Cap:	
2 Bed:      Trk Bays:	
3 Bed:      Employees:	

**Financial Information**

Possible Fin: <b>Cash, Other - See Remarks</b>	Type of Sale: <b>Normal</b>	Town/Cnty Tax: <b>\$20,769</b>
1st Mtg Bal: <b>\$0</b>	Equity: <b>\$800,000</b>	City/Vil Tax: <b>\$0</b>
2nd Mrt Bal: <b>\$0</b>	Tax Info:	School Tax: <b>\$18,697</b>
Assess Val: <b>\$1,400,000</b>	Annl Spc Assess: <b>\$0</b>	Total Taxes: <b>\$39,466</b>
Gross Annl Inc:	Net Op Income: <b>-39,466</b>	
Annl Op Exp:		
Inc/Exp Info: <b>None</b>		
Op Exp Incl: <b>Other - See Remarks</b>		
Closed Date:	Sale Price:	DOM: <b>0</b>

Brett Ransford  
Not Licensed

MLS#: **S1316706**  
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