



New Listing

MLS#: **S1345754** **Commercial/Industrial** **A-Active**
303 Barrett Ln List Price: **\$495,000**
County: **Madison** Zip: **13037** Acres: **0.66**
Town: **Sullivan** Pstl City: **Bridgeport** Cross St: **Barrett**
Area #: **Sullivan-254889**

Subdivision: Lot Front: **115**
TxMap#: **254889-003-029-0001-015-001-0000** Lot Depth: **517**
City Nghbrhd: Lot Shape: **Pie**
School Dist: **Chittenango** Lot #: Gr SqFt: **4,461**
High School: Trans Type: **Sell**
Middle School: Year Built: **1975**
Elem School: Yr Blt Desc: **Existing**
Photo: **7**

General Information

Category: **Commercial, Other - See Remarks** Tot Units: Office SqFt:
Sale Incl: **Equipment, Inventory, Land, Building and** # Stories: **1.0** Manuf SqFt:
Business
Type Bldg: **Bar /Tavern, Other - See Remarks, Restaurant /** # Bldgs: **1** Res SqFt:
Food, Special Use
Bus Name: Franchise: **No** Retail SqFt: **3,600**
Bus Type: Avail Prkg: **50** Leased SqFt:
Elec Svc: **120/240V** Mx Ceil Hgt: Wrhse SqFt:
Prop Use: Mx OH Dr: Vacant SqFt:
Location: **Other - See Remarks** On Wtrfrt: **No**
Floor: **Carpet, Concrete, Linoleum/Vinyl** Name:
Parking: **50/Common** Basement: **None**
Zoning: **MR-12** Loading: **Other - See Remarks**

Public Remarks: **Unique opportunity with this choice setting: year round restaurant, banquet hall and bar. Sitting on the South shore of Oneida Lake. Seating available from the bar, dining room, banquet area, and front patio and rear deck for over 270 guests. This tranquil location is a ideal site for multi use operation with direct access to Oneida Lake and all the spender of this large lake providing boat access to the open sea and part of the great loop for the intercostal enthusiasts. Restaurant is closed, Bar open and the opportunities are endless. Use as a commercial site or convert to year round residence location.**

Unbranded VT: [Click Here](#)

Aerial Drone Video:

Virtual Tour 3D:

Directions: **Rt 31 in Bridgeport, North on North Road, Left onto Barrett Lane to end. Restaurant on Right.**

Lease Information

Utilities Information

HVAC Type: **AC-Central, AC-Unit, Baseboard, Exhaust, Forced Air, Multi-Zone** Sewer/Water: **Public Sewer Available, Public Water Available**
Heating Fuel: **Gas** Boiler Type: **Hot Water Boiler**
Type of Well: **None** Well Location:

Additional Information

Living Qtrs: **No/Apartment**
Available Docs: **Aerials, Equipment List, Liquor License**
Bldg Misc: **Carpet, Restroom - Office, Restroom - Public, Walk-Up**

Public Trans: Construction: **Block, Frame**
Total # Residential Units: Roof: **Asphalt, Shingles**
Studio: Docks: Yrs Estb: Accessibility:
1 Bed: Rooms: Seat Cap: Seller Desires:
2 Bed: Trk Bays:
3 Bed: Employees:

Financial Information

Possible Fin: **Cash, Commercial Loan, Conventional** Type of Sale: **Normal**
1st Mtg Bal: **\$0** Equity: **\$495,000** Town/Cnty Tax: **\$4,392**
2nd Mrt Bal: **\$0** Tax Info: City/Vil Tax: **\$0**
Assess Val: **\$217,000** Annl Spc Assess: **\$0** School Tax: **\$5,119**
Gross Annl Inc: Net Op Income: **-9,511** Total Taxes: **\$9,511**
Annl Op Exp:
Inc/Exp Info: **Provided By Owner**
Op Exp Incl: **Accounting/Legal, Electric, Gas/Oil, Insurance, Licenses/Permits, Management, Payroll, Refuse, Repairs/Maintenance, Supplies, Utilities, Water, Workers Compensation**

Closed Date: Sale Price: DOM: **1**

MLS#: **S1345754**

Brett Ransford

Canaan Realty

Not Licensed

8645 E. Seneca TNPk Manlius, NY 13104

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