



MLS#: **S1361993** **Commercial/Industrial**  
**9 acres Buckley Rd**  
 County: **Onondaga** Zip: **13212**  
 Town/City: **Clay** Pstl City: **Syracuse**  
 Area #: **Clay-312489**

List Price: **A-Active \$1,195,000**  
 Acres: **9.00**  
 Cross St: **W Taft Rd**

Subdivision:  
 TxMap#: **312489-107-000-0005-001-001-0000**  
 City Nghbrhd:  
 School Dist: **North Syracuse**  
 High School:  
 Middle School:  
 Elem School:

Lot Front: **230**  
 Lot Depth: **927**  
 Lot Shape:  
 Lot #: **0**  
 Gr SqFt: **0**  
 Trans Type: **Sell**  
 Year Built: **0**  
 Yr Blt Desc: **To Be Built**  
 # Photo: **10**

## General Information

Category:  
 Sale Incl: **Land Only**  
 Type Bldg:  
 Bus Name:  
 Bus Type:  
 Elec Svc:  
 Prop Use:  
 Location: **Other - See Remarks**  
 Floor:  
 Parking: **0**  
 Zoning: **Apartment**  
 Water Related Features:

Tot Units:  
 # Stories: **0.0**  
 # Bldgs: **0**  
 Franchise: **No**  
 Avail Prkg: **0**  
 Mx Ceil Hgt:  
 Mx OH Dr:  
 On Wtrfrt: **No**  
 Name:  
 Basement:  
 Loading:

Office SqFt:  
 Manuf SqFt:  
 Res SqFt:  
 Retail SqFt:  
 Leased SqFt:  
 Wrhse SqFt:  
 Vacant SqFt:

Public Remarks: **Rare apartment development opportunity in Clay. Are you seeking to develop a market rate apartment complex? This spacious acreage, located in choice location offers an ideal opportunity to build a 120+/- unit multi level property. Full utilities available to site. Mostly open level clean acreage ready for your development. Restaurants, doctors, churches and golf all within minutes of this exciting site. ( also listed under Lot/Land s1361981)**

Unbranded VT: [Click Here](#)

Aerial Drone Video: [Click Here](#)

Virtual Tour 3D:

Directions: **W Taft Rd to North on Buckley Rd. Approx 4000' up on left (No real estate signs)**

## Lease Information

## Utilities Information

HVAC Type: **Other - See Remarks**  
 Heating Fuel: **Other - See Remarks**  
 Type of Well: **None**

Sewer/Water: **Public Sewer Available**  
 Boiler Type:  
 Well Location:  
 Energy Eqpt:

## Additional Information

Living Qtrrs: **No**  
 Available Docs: **Aerials, Other - See Remarks**

Bldg Misc:  
 Public Trans:  
 Total # Residential Units:

Construction:  
 Roof: **Other - See Remarks**

Studio: Docks: Yrs Estb:  
 1 Bed: Rooms: Seat Cap:  
 2 Bed: Trk Bays:  
 3 Bed: Employees:

Accessibility:  
 Seller Desires: **Cash**

## Financial Information

Possible Fin: **Cash, Conventional**  
 1st Mtg Bal: **\$0**  
 2nd Mrt Bal: **\$0**  
 Assess Val: **\$3,800**  
 Gross Annl Inc:  
 Annl Op Exp:  
 Inc/Exp Info: **None**  
 Op Exp Incl: **Other - See Remarks**  
 Closed Date:

Type of Sale: **Normal**  
 Equity: **\$1,195,000**  
 Tax Info:  
 Annl Spc Assess: **\$0**  
 Net Op Income:

Town/Cnty Tax: **\$1,661**  
 City/Vil Tax: **\$0**  
 School Tax: **\$2,255**  
 Total Taxes: **\$3,916**

Sale Price: DOM: **1,181**

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Caleb Shoemaker  
 Not Licensed

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