



New Listing

MLS#: **S1361993** **Commercial/Industrial** **A-Active**
9 acres Buckley Rd List Price: **\$1,500,000**
County: **Onondaga** Zip: **13212** Acres: **9.00**
Town: **Clay** Pstl City: **Syracuse** Cross St: **W Taft Rd**
Area #: **Clay-312489**
Subdivision: Lot Front: **230**
TxMap#: **312489-107-000-0005-001-001-0000** Lot Depth: **927**
City Nghbrhd: Lot Shape: Lot #: Gr SqFt: **0**
School Dist: **North Syracuse** Trans Type: **Sell**
High School: Year Built: **0**
Middle School: Yr Blt Desc: **To Be Built**
Elem School: # Photo: **10**

General Information

Category: Tot Units: Office SqFt:
Sale Incl: **Land Only** # Stories: **0.0** Manuf SqFt:
Type Bldg: # Bldgs: **0** Res SqFt:
Bus Name: Franchise: **No** Retail SqFt:
Bus Type: Avail Prkg: **0** Leased SqFt:
Elec Svc: Mx Ceil Hgt: Wrhse SqFt:
Prop Use: Mx OH Dr: Vacant SqFt:
Location: **Other - See Remarks** On Wtrfrt: **No**
Floor: Name:
Parking: **0** Basement:
Zoning: **Senior Hou** Loading:

Public Remarks: **Rare opportunity for a senior housing development in Clay NY. This level, mostly open site is an ideal location with a majority of approvals in place for a 130 unit 3 story facility. Owner is a few meetings away from completion. Fully zoned for senior housing, Work with existing plans, or bring your own. Full utilities available to site, nearly shovel ready. Restaurants, shopping, doctors offices, churches, and golf all within minutes of the site and an area YMCA just down the road. This is a choice site for senior living nestled in a tranquil residential area! (Also listed as lot land under S1361981)**

Unbranded VT: [Click Here](#)
Aerial Drone Video:
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** Sewer/Water: **Public Sewer Available**
Heating Fuel: **Other - See Remarks** Boiler Type:
Type of Well: **None** Well Location:

Additional Information

Living Qtrs: **No**
Available Docs: **Aerials, Other - See Remarks**
Bldg Misc:
Public Trans:
Total # Residential Units: Construction:
Studio: Docks: Yrs Estb: Roof: **Other - See Remarks**
1 Bed: Rooms: Seat Cap: Accessibility:
2 Bed: Trk Bays: Seller Desires: **Cash**
3 Bed: Employees:

Financial Information

Possible Fin: **Cash, Conventional** Type of Sale: **Normal**
1st Mtg Bal: **\$0** Equity: **\$1,500,000** Town/Cnty Tax: **\$1,661**
2nd Mrt Bal: **\$0** Tax Info: City/Vil Tax: **\$0**
Assess Val: **\$3,800** Annl Spc Assess: **\$0** School Tax: **\$2,255**
Gross Annl Inc: Net Op Income: **-3,916** Total Taxes: **\$3,916**
Annl Op Exp:
Inc/Exp Info: **None**
Op Exp Incl: **Other - See Remarks**
Closed Date: Sale Price: DOM: **1**

Brett Ransford
Not Licensed

MLS#: **S1361993**
Canaan Realty
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