



**New Listing**

MLS#: **S1406590**      **Commercial/Industrial**      **A-Active**  
**1135 Toggenburg Rd**      List Price: **\$2,900,000**  
County: **Onondaga**      Zip: **13063**      Acres: **156.00**  
Town/City: **Fabius**      Pstl City: **Fabius**      Cross St: **Route 81**  
Area #: **Fabius-313089**

Subdivision:      Lot Front: **2,600**  
TxMap#: **313089-117-000-0001-010-000-0000**      Lot Depth: **2,700**  
City Nghbrhd:      Lot Shape:      Lot #: **10**  
School Dist: **Fabius-Pompey**      Gr SqFt: **22,000**  
High School:      Trans Type: **Sell**  
Middle School:      Year Built: **1970**  
Elem School:      Yr Blt Desc: **Existing**  
# Photo: **25**

**General Information**

Category:	<b>Business Opportunity, Other - See Remarks</b>	Tot Units:		Office SqFt:	
Sale Incl:	<b>Land, Building and Business</b>	# Stories:	<b>1.0</b>	Manuf SqFt:	
Type Bldg:	<b>Other - See Remarks, Special Use</b>	# Bldgs:	<b>8</b>	Res SqFt:	
Bus Name:	<b>Toggenburg Mountain</b>	Franchise:	<b>No</b>	Retail SqFt:	
Bus Type:	<b>Ski Lodge</b>	Avail Prkg:	<b>300</b>	Leased SqFt:	
Elec Svc:	<b>3 Phase, Other - See Remarks</b>	Mx Ceil Hgt:		Wrhse SqFt:	
Prop Use:		Mx OH Dr:		Vacant SqFt:	
Location:	<b>Agricultural District, Other - See Remarks</b>	On Wtrfrt:	<b>Yes/River/Stream/Creek</b>		
Floor:	<b>Carpet, Other - See Remarks</b>	Name:	<b>Other</b>		
Parking:	<b>300</b>	Basement:	<b>None</b>		
Zoning:	<b>C1</b>	Loading:	<b>Other - See Remarks</b>		

Public Remarks: **Ski Togg (Aagin)! This spectacular offering is fully available as a ski resort. Dust off, freshen up, and get ready for next season. With the lifts, lodge, existing snow making equipment, and the opportunity to run as a full scale ski resort. Don't miss the chance to keep this local treasure open for generations to come! If skiing isn't your interest, but a rural event center or wedding venue is in your plans- this property has ample acreage, a 22,000+ retreat venue with parking for over 300 cars. The options are many! Solid block free-span building construction, outbuildings & breathtaking scenery. You can create a 4 season destination or a remote hub for a variety of ideas. Considering glamping sites? This could easily convert with a main lodge for events. Come see what a treasure awaits you!**

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

Directions: **Rt 80 West from Cazenovia or East from Tully (Rt 81) to South on Toggenburg Rd. Less than 1/2 mile on right.**

**Lease Information**

**Utilities Information**

HVAC Type:	<b>Forced Air, Multi-Zone, Other - See Remarks</b>	Sewer/Water:	<b>Other - See Remarks, Septic System</b>
Heating Fuel:	<b>Propane</b>	Boiler Type:	
Type of Well:	<b>Drilled</b>	Well Location:	

**Additional Information**

Living Qtrs: **No**  
Available Docs: **Aerials, Other - See Remarks, Survey, Topographical Data**  
Bldg Misc: **Air Compressor, Bays, Carpet, Garage, Offices, Restroom - Office, Restroom - Public, Shelving, Shop Lockers**

Public Trans:		Construction:	<b>Block, Metal, Other - See Remarks</b>
Total # Residential Units:		Roof:	<b>Asphalt, Metal</b>
Studio:	Docks:	Yrs Estb:	
1 Bed:	Rooms:	Seat Cap:	
2 Bed:	Trk Bays:	Accessibility:	
3 Bed:	Employees:	Seller Desires:	<b>Cash</b>

**Financial Information**

Possible Fin:	<b>Cash, Commercial Loan, Conventional</b>	Type of Sale:	<b>Normal</b>		
1st Mtg Bal:	<b>\$0</b>	Equity:	<b>\$2,900,000</b>	Town/Cnty Tax:	<b>\$13,729</b>
2nd Mrt Bal:	<b>\$0</b>	Tax Info:		City/Vil Tax:	<b>\$0</b>
Assess Val:	<b>\$926,600</b>	Annl Spc Assess:	<b>\$0</b>	School Tax:	<b>\$25,193</b>
Gross Annl Inc:	<b>\$0</b>	Net Op Income:	<b>-38,922</b>	Total Taxes:	<b>\$38,922</b>
Annl Op Exp:	<b>0</b>				
Inc/Exp Info:	<b>None</b>				
Op Exp Incl:	<b>Other - See Remarks</b>	Sale Price:		DOM:	<b>0</b>
Closed Date:					

Brett Ransford  
Not Licensed

MLS#: **S1406590**  
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