



**New Listing**

MLS#: **S1448822**      **Commercial/Industrial**      **A-Active**  
**5219 Rome Taberg Rd**      List Price: **\$575,000**  
County: **Oneida**      Zip: **13440**      Acres: **150.00**  
Town/City: **Rome-Outside**      Pstl City: **Rome**      Cross St: **Gore Rd**  
Area #: **Rome-Outside-301389**  
Subdivision: **Franklin & Robinsons**      Lot Front: **1,900**  
TxMap#: **301389-203-000-0001-032-001-0000**      Lot Depth: **3,000**  
City Nghbrhd:      Lot Shape: **Irregular**  
School Dist: **Rome**      Lot #: **32**  
High School:      Gr SqFt: **2,250**  
Middle School:      Trans Type: **Sell**  
Elem School:      Year Built: **1887**  
# Photo: **14**

**General Information**

Category:	<b>Other - See Remarks</b>	Tot Units:		Office SqFt:	
Sale Incl:	<b>Land and Building</b>	# Stories:	<b>1.7</b>	Manuf SqFt:	
Type Bldg:	<b>Other - See Remarks</b>	# Bldgs:	<b>1</b>	Res SqFt:	
Bus Name:		Franchise:	<b>No</b>	Retail SqFt:	
Bus Type:		Avail Prkg:	<b>5</b>	Leased SqFt:	
Elec Svc:	<b>Other - See Remarks</b>	Mx Ceil Hgt:		Whrse SqFt:	
Prop Use:		Mx OH Dr:		Vacant SqFt:	
Location:	<b>Other - See Remarks</b>	On Wtrfrt:	<b>Yes/Pond</b>		
Floor:		Name:	<b>Other</b>		
Parking:	<b>5</b>	Basement:			
Zoning:	<b>Ag</b>	Loading:			

Public Remarks: **Large acreage opportunity for recreational, business, or private single family estate. This choice property was formally a 9-hole country golf course. Clean property with ample road frontage along Rome-Taberg Rd and Gore Rd. Ideal mixture of open and wooded sections provides for a great wildlife habitat. Frontage along Beaver Brook and several small ponds on site add charm and recreational opportunities. With public water and easy drive back to the city this would make a great location for a residential development or large estate setting. Owners would consider a solar project as well. Property is also listed under Residential s1448727**

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

Directions: **North on Rt 69 towards Taberg. Property on Right approximately 3 miles past the 69/46 intersection and just past Gore Rd. No sign on property. Do not enter without confirmed appointment.**

**Lease Information**

**Utilities Information**

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

**Additional Information**

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

**Financial Information**

Possible Fin:	<b>Cash, Conventional, Other - See Remarks</b>	Type of Sale:	<b>Normal</b>	Town/Cnty Tax:	<b>\$1,448</b>
1st Mtg Bal:	<b>\$0</b>	Equity:	<b>\$575,000</b>	City/Vil Tax:	<b>\$1,797</b>
2nd Mrt Bal:	<b>\$0</b>	Tax Info:		School Tax:	<b>\$4,658</b>
Assess Val:	<b>\$135,000</b>	Annl Spc Assess:	<b>\$0</b>	Total Taxes:	<b>\$7,903</b>
Gross Annl Inc:		Net Op Income:	<b>-7,903</b>		
Annl Op Exp:					
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#: **S1448822**  
Canaan Realty  
8645 E. Seneca TNPK Manlius, NY 13104

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