



New Listing

MLS#:	S1461526		Lots, Land, Farms, and Seasonal/Camps		A-Active
<u>6427 State Route 31</u>					
County:	Onondaga	Zip:	13039	List Price:	\$1,250,000
Town/City:	Cicero	Pstl City:	Cicero	LP/SF:	\$892.86
Area #:	Cicero-312289			Acres:	5.23
				Cross St:	South Bay Rd
Subdivision:				Lot Front:	797
TxMap#:	312289-088-000-0001-008-000-0000			Lot Depth:	879
City Nghbrhd:				Lot Shape:	Rectangular
School Dist:	North Syracuse			Lot #:	8
High School:				SqFt:	1,400
Middle School:				SqFt Source:	Public Records
Elem School:				# Photo:	12

General Information

Type:	Commercial	Improvement:	
Topography:	Level, Other - See Remarks	Buildings:	Other - See Remarks
Road Ft/Desc:	State, Town	Milk Mkt:	# Horse Stls: 0
Zoning:	Commercial		
Land Feat:	Other - See Remarks		
Addl Rooms:			
Bedrooms:	3	Baths:	1
On Wtrfrnt:	No	Stories:	1.7
Name:		Rooms:	
GOM Rts Rsv:	No	Footage:	
Water Related Features:		Rip Rgts:	No
		Island Name:	
		Timber Rgts Rsv:	No

Public Remarks: **5+ acre commercial site on State Route 31. Located minutes from Micron's front door and less than 2 miles to the Route 81 exit. Very easy on and off to Route 81 from this site! With over 300' of deeded road frontage and frontage along South Bay Rd at the rear of the property, which allows for easy pass-through access if needed. The existing house on the property is currently a month-to-month rental. Ideal location with high traffic count and visibility. If you are seeking an ideal-sized property close to Micron, this is a must see.**

Unbranded VT: [Click Here](#)
Aerial Drone Video: [Click Here](#)
Virtual Tour 3D:

Directions: **Head north on South Bay Road from 481. Property is 2nd parcel on the right after South Bay Road intersection. OR Turn right at the South Bay / Route 31 intersection onto Route 31 and the property is the 2nd one on the left.**

Residence Information

Style of Res:		Garage:	
Exterior Cnstr:			
BR 1st Flr:		BR 2nd Flr:	
FB 1st Flr:		FB 2nd Flr:	
HB 1st Flr:		HB 2nd Flr:	
Kitchen:			
Basement:			
Floor:			
Attic:			
Addl Rooms:			
Interior Feat:			
Exterior Feat:			
Appliances:			
Accessibility:			
Foundation:			
Emerg Backup:			
ENERGY STAR			
Qualified®:			
# Fireplace:	0	# Artificial:	0
# Wood Burning:	0	# Wood Stove:	0
# Freestanding:	0	# Not to Code:	0
		# Gas:	0
		# Coal:	0
		# Pellet:	0
		# Other:	0

Utilities Information

Utils on Site:	Other - See Remarks	Waste Disp:	Other - See Remarks
HVAC Type:			
Utils Avail:	Other - See Remarks	Water Htr Fuel:	
Heating Fuel:			
Water Supply:	Other - See Remarks	Well Location:	
Type of Well:	None	Energy Eqpt:	Other

Miscellaneous Information

Avail Docs: **Aerials, Other - See Remarks**
Dev Status: **Other - See Remarks**
Soil:

Restrictions:

Seller Provides:
Conditions: **Other - See Remarks**

Seller Stake in Lnd:

Driveway Desc: **Stone/Gravel**

Possible Uses: **Commercial**

Lot Information: **City or Village**

Crop Acres: **0.0000**

Tillable Acres: **0.0000**

Timber Acres: **0.0000**

Pasture Acres: **0.0000**

Wooded Acres: **0.0000**

Addl Site Data:

Financial Information

Type of Sale: **Normal**

Tax Info:

Town/Cnty Tax: **\$1,348**

Closed Date:

Annl Spc Assess: **\$0**

Assess Val: **\$90,000**

City/Vil Tax:

Sales Price:

Lot Rent:

School Tax: **\$2,191**

Total Taxes: **\$3,539**

DOM: **4**

MLS#: **S1461526**

Brett Ransford

Not Licensed

Canaan Realty

8645 E. Seneca TNPK Manlius, NY 13104

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