



**New Listing**

MLS#: **S1461530**      **Commercial/Industrial**      **A-Active**  
**6427 State Route 31**      List Price: **\$1,250,000**  
County: **Onondaga**      Zip: **13039**      Acres: **5.23**  
Town/City: **Cicero**      Pstl City: **Cicero**      Cross St: **South Bay Rd**  
Area #: **Cicero-312289**  
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:      Gr SqFt: **1,400**  
Middle School:      Trans Type: **Sell**  
Elem School:      Year Built: **1890**  
# Photo: **13**

**General Information**

Category: <b>Commercial</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>2</b>	Leased SqFt:
Elec Svc:	Mx Ceil Hgt:	Wrhse SqFt:
Prop Use:	Mx OH Dr:	Vacant SqFt:
Location: <b>Other - See Remarks</b>	On Wtrfrt: <b>No</b>	
Floor:	Name:	
Parking: <b>2/Dirt / Stone</b>	Basement:	
Zoning: <b>GC</b>	Loading:	
Water Related Features:		

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.**

**Lease Information**

**Utilities Information**

HVAC Type: <b>Other - See Remarks</b>	Sewer/Water: <b>Other - See Remarks</b>
Heating Fuel: <b>Other - See Remarks</b>	Boiler Type:
Type of Well: <b>None</b>	Well Location:
	Energy Eqpt: <b>Other</b>

**Additional Information**

Living Qtrts: <b>Yes/Other - See Remarks</b>	Construction: <b>Other - See Remarks</b>
Available Docs: <b>Aerials</b>	Roof: <b>Other - See Remarks</b>
Bldg Misc:	Accessibility:
Public Trans:	Seller Desires: <b>Other - See Remarks</b>
Total # Residential Units: <b>1</b>	
Studio:      Docks:      Yrs Estb:	
1 Bed:      Rooms:      Seat Cap:	
2 Bed:      Trk Bays:	
3 Bed: <b>1</b> Employees:	

**Financial Information**

Possible Fin: <b>Cash, Commercial Loan, Conventional, Other - See Remarks</b>	Type of Sale: <b>Normal</b>	
1st Mtg Bal: <b>\$0</b>	Equity: <b>\$1,250,000</b>	Town/Cnty Tax: <b>\$1,348</b>
2nd Mrt Bal: <b>\$0</b>	Tax Info:	City/Vil Tax: <b>\$0</b>
Assess Val: <b>\$90,000</b>	Annl Spc Assess: <b>\$0</b>	School Tax: <b>\$2,191</b>
Gross Annl Inc:	Net Op Income: <b>-3,539</b>	Total Taxes: <b>\$3,539</b>
Annl Op Exp:		
Inc/Exp Info: <b>None</b>		
Op Exp Incl: <b>Other - See Remarks</b>	Sale Price:	DOM: <b>4</b>
Closed Date:		

Brett Ransford  
Not Licensed

MLS#: **S1461530**  
Canaan Realty  
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