



MLS#: **S1461553** **Commercial/Industrial**
2349 Fenner Rd
 County: **Madison** Zip: **13035**
 Town/City: **Cazenovia** Pstl City: **Cazenovia**
 Area #: **Cazenovia-252289**

List Price: **A-Active**
\$1,750,000
 Acres: **101.79**
 Cross St: **Route 20**

Subdivision:
 TxMap#: **252289-095-001-0002-007-001-0000**
 City Nghbrhd:
 School Dist: **Cazenovia**
 High School:
 Middle School:
 Elem School:

Lot Front: **942**
 Lot Depth: **2,000**
 Lot Shape:
 Lot #: **7**
 Gr SqFt: **0**
 Trans Type: **Sell**
 Year Built: **0**
 Yr Blt Desc: **Existing**
 # Photo: **8**

New Listing

General Information

Category: **Other - See Remarks**
 Sale Incl: **Land Only**
 Type Bldg:
 Bus Name:
 Bus Type:
 Elec Svc:
 Prop Use:
 Location: **Other - See Remarks**
 Floor:
 Parking: **5/Dirt / Stone**
 Zoning: **RA**
 Water Related Features:

Tot Units:
 # Stories: **0.0**
 # Bldgs: **0**
 Franchise: **No**
 Avail Prkg: **5**
 Mx Ceil Hgt:
 Mx OH Dr:
 On Wtrfrt: **Yes/Pond**
 Name: **Other**
 Basement:
 Loading:

Office SqFt:
 Manuf SqFt:
 Res SqFt:
 Retail SqFt:
 Leased SqFt:
 Wrhse SqFt:
 Vacant SqFt:

Public Remarks: **Spectacular offering on this 101 acre site with ample frontage along Fenner Rd and just at the edge of the Historical Village of Cazenovia NY. This choice offering is an ideal location for municipal expansion for residential opportunities - from senior housing to detached residential development. Sewer and water will need extending, and approvals must be obtained from the Town for any development. Gently rolling topography, an existing pond, and a meandering seasonal stream all add to the beauty and character of this country property which is close by to area amenities.**

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

Directions: **From the Village of Cazenovia head east on Fenner Rd to 2349 Fenner Rd on your left.**

Lease Information

Utilities Information

HVAC Type: **Other - See Remarks**
 Heating Fuel: **Other - See Remarks**
 Type of Well: **None**

Sewer/Water: **Other - See Remarks**
 Boiler Type:
 Well Location:
 Energy Eqpt: **None**

Additional Information

Living Qrtrs: **No**
 Available Docs: **Aerials, Other - See Remarks, Survey**
 Bldg Misc:
 Public Trans:
 Total # Residential Units:
 Studio: Docks: Yrs Estb:
 1 Bed: Rooms: Seat Cap:
 2 Bed: Trk Bays:
 3 Bed: Employees:

Construction:
 Roof: **Other - See Remarks**
 Accessibility:
 Seller Desires:

Financial Information

Possible Fin: **Cash, Commercial Loan, Conventional**
 1st Mtg Bal: **\$0**
 2nd Mrt Bal: **\$0**
 Assess Val: **\$151,000**
 Gross Annl Inc:
 Annl Op Exp:
 Inc/Exp Info: **None**
 Op Exp Incl: **Other - See Remarks**
 Closed Date:

Type of Sale: **Normal**
 Equity: **\$1,750,000**
 Tax Info:
 Annl Spc Assess: **\$0**
 Net Op Income: **-4,571**

Town/Cnty Tax: **\$1,624**
 City/Vil Tax: **\$0**
 School Tax: **\$2,947**
 Total Taxes: **\$4,571**

Sale Price: DOM: **0**

Brett Ransford
 Not Licensed

MLS#: **S1461553**
 Canaan Realty
 8645 E. Seneca TNPK Manlius, NY 13104

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