



New Listing

MLS#: **S1472331** **Commercial/Industrial** List Price: **A-Active \$695,000**
8894 Caughdenoy Rd Zip: **13041** Acres: **1.25**
 County: **Onondaga** Pstl City: **Clay** Cross St: **Ver Plank**
 Town/City: **Clay** Area #: **Clay-312489**
 Subdivision: Lot Front: **438**
 TxMap#: **312489-048-000-0001-006-000-0000** Lot Depth: **144**
 City Nghbrhd: Lot Shape: **Rectangular**
 School Dist: **North Syracuse** Lot #: **6**
 High School: Gr SqFt: **1,383**
 Middle School: Trans Type: **Sell**
 Elem School: Year Built: **1840**
 # Photo: **5**

General Information

Category: **Land and Building, Other - See Remarks** Tot Units: Office SqFt:
 Sale Incl: **Land and Building, Other - See Remarks** # Stories: **2.0** Manuf SqFt:
 Type Bldg: # Bldgs: **1** Res SqFt:
 Bus Name: Franchise: **No** Retail SqFt:
 Bus Type: Avail Prkg: **2** Leased SqFt:
 Elec Svc: Mx Ceil Hgt: Whrse SqFt:
 Prop Use: Mx OH Dr: Vacant SqFt:
 Location: **Industrial, Other - See Remarks, Residential** On Wtrfrt: **No**
 Floor: **Hardwood-Some, Other - See Remarks** Name:
 Parking: **2** Basement: **Full**
 Zoning: **I-1** Loading:
 Water Related Features:

Public Remarks: **This ideal site provides quick access to the Micron site. If you are seeking a location close to the proposed development, this is a must see. Currently zoned I-1. Multiple options for re-purposing the site and collect rent while converting or use as a strategic longer term holding. Existing nearly 1,400 sf home with over 400' of deeded road frontage. A 3 bedroom, 1 1/2 bath could be rented for approx \$2,000 monthly. Also listed under residential (MLS#S1472105).**

Unbranded VT: [Click Here](#)

Aerial Drone Video:

Virtual Tour 3D:

Directions: **Route 31 to North on Caughdenoy Rd. 8894 Caughdenoy Road.**

Lease Information

Utilities Information

HVAC Type: **Other - See Remarks** Sewer/Water: **Septic System**
 Heating Fuel: **Oil** Boiler Type:
 Type of Well: **None** Well Location: **NA**
 Energy Eqpt: **Other**

Additional Information

Living Qtrs: **Yes/Other - See Remarks**
 Available Docs: **Aerials**
 Bldg Misc:
 Public Trans: Construction:
 Total # Residential Units: Roof: **Other - See Remarks**
 Studio: Docks: Yrs Estb: Accessibility:
 1 Bed: Rooms: **6** Seat Cap:
 2 Bed: Trk Bays:
 3 Bed: Employees: Seller Desires:

Financial Information

Possible Fin: **Cash, Conventional, Other - See Remarks** Type of Sale: **Normal**
 1st Mtg Bal: **\$0** Equity: **\$695,000** Town/Cnty Tax: **\$1,460**
 2nd Mrt Bal: **\$0** Tax Info: City/Vil Tax: **\$0**
 Assess Val: **\$3,900** Annl Spc Assess: **\$0** School Tax: **\$2,446**
 Gross Annl Inc: Net Op Income: **-3,906** Total Taxes: **\$3,906**
 Annl Op Exp: Inc/Exp Info: **None**
 Op Exp Incl: **Other - See Remarks** Sale Price: DOM: **4**
 Closed Date:

Brett Ransford
Not Licensed

MLS#: **S1472331**
Canaan Realty
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