



**New Listing**

MLS#: **S1479901**      **Commercial/Industrial**  
**L01.2 South Ave**  
County: **Onondaga**      Zip: **13215**  
Town/City: **Onondaga**      Pstl City: **Syracuse**  
Area #: **Onondaga-314200**

List Price: **\$400,000**  
Acres: **37.00**  
Cross St: **Broad Road**

Subdivision:  
TxMap#: **314200-019-000-0004-001-002-0000**  
City Nghbrhd:  
School Dist: **Westhill**  
High School:  
Middle School:  
Elem School:

Lot Front: **200**  
Lot Depth: **2,000**  
Lot Shape: **Irregular**  
Lot #:   
Gr SqFt: **0**  
Trans Type: **Sell**  
Year Built: **0**  
Yr Blt Desc: **Existing**  
# Photo: **1**

**General Information**

Category: **Other - See Remarks**  
Sale Incl: **Land Only**  
Type Bldg: **Other - See Remarks**  
Bus Name:  
Bus Type:  
Elec Svc:  
Prop Use:  
Location: **Other - See Remarks**  
Floor:  
Parking: **0**  
Zoning: **R1**  
Water Related Features:

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

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

Public Remarks: **Ideal location, close to the City but with ample acreage for privacy and located in the award winning Westhill School District. The property is currently mostly wooded with rolling topography. Full utilities are available at the street, and the location provides for an easy commute to surrounding areas. The land is currently zoned R1, with potential for other development. This ideal site is one you will want to see! (Also under Lot/Land see s1479839)**

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

Directions: **From Community General Hospital, travel north on Broad Rd to the end. Land is across the street on South Ave to the left of 4937 South Ave.**

**Lease Information**

**Utilities Information**

HVAC Type: **No Heat**  
Heating Fuel: **Other - See Remarks**  
Type of Well: **None**

Sewer/Water: **Public Sewer Available, Public Water Available**  
Boiler Type:  
Well Location:  
Energy Eqpt: **None**

**Additional Information**

Living Qrtrs: **No**  
Available Docs: **Aerials, Survey**  
Bldg Misc:  
Public Trans:  
Total # Residential Units:  
Studio:  
1 Bed:  
2 Bed:  
3 Bed:

Docks:  
Rooms:  
Trk Bays:  
Employees:  
Yrs Estb:  
Seat Cap:

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

**Financial Information**

Possible Fin: **Cash, Conventional**  
1st Mtg Bal: **\$0**  
2nd Mrt Bal: **\$0**  
Assess Val: **\$84,500**  
Gross Annl Inc:  
Annl Op Exp:  
Inc/Exp Info: **None**  
Op Exp Incl: **Other - See Remarks**  
Closed Date:

Type of Sale: **Normal**  
Equity: **\$400,000**  
Tax Info:  
Annl Spc Assess: **\$0**  
Net Op Income: **-3,421**

Town/Cnty Tax: **\$882**  
City/Vil Tax: **\$0**  
School Tax: **\$2,539**  
Total Taxes: **\$3,421**

Sale Price:      DOM: **5**

MLS#: **S1479901**

Brett Ransford  
Not Licensed

Canaan Realty  
8645 E. Seneca TNPk Manlius, NY 13104

Listing content is subject to copyright and license agreements, and may only be used as permitted by MLS rules, regulations, and policies. Listing content is not guaranteed accurate by the MLS Tuesday, June 27, 2023