



New Listing

MLS#: **S1491054** **Commercial/Industrial** **A-Active**
0 Dutch Hill Rd
County: **Oneida** Zip: **13309** List Price: **\$995,000**
Town/City: **Boonville** Pstl City: **Boonville** Acres: **56.00**
Area #: **Boonville-302689** Cross St: **Taylor Rd**
Subdivision: **Matchins Patent** Lot Front: **1,682**
TxMap#: **302689-066-000-0001-009-000-0000** Lot Depth: **1,329**
City Nghbrhd: Lot Shape: **9**
School Dist: **Adirondack** Gr SqFt: **840**
High School: Trans Type: **Sell**
Middle School: Year Built: **1996**
Elem School: Yr Blt Desc: **Existing**
Photo: **18**

General Information

Category:	Mobile Park	Tot Units:	48	Office SqFt:	
Sale Incl:	Land and Building	# Stories:	1.0	Manuf SqFt:	
Type Bldg:	Other - See Remarks	# Bldgs:	10	Res SqFt:	
Bus Name:		Franchise:	No	Retail SqFt:	
Bus Type:		Avail Prkg:	30	Leased SqFt:	
Elec Svc:	220V	Mx Ceil Hgt:		Whse SqFt:	
Prop Use:		Mx OH Dr:		Vacant SqFt:	
Location:	Corner	On Wtrfrt:	Yes/River/Stream/Creek		
Floor:	Other - See Remarks	Name:	Alder Creek		
Parking:	30/On Site, Other - See Remarks	Basement:	None		
Zoning:	rmk	Loading:			
Water Related Features:					

Public Remarks: **Mobile Home park acreage with the ability to create up to 120-140 sites. 48 currently approved, with 16 sites built and leased. Mostly level sandy ground. Approx. 250' of frontage along Alder Creek, which leads to the Black River. The large acreage North Country site is ideal for investors looking to expand their portfolio with a small yet greatly expandable manufactured home park. Located centrally between Old Forge and Utica with less than a 30-minute drive to downtown. Additional lot info is attached.**

Unbranded VT: [Click Here](#)

Aerial Drone Video:

Virtual Tour 3D:

Directions: **From Utica, Head North on Rt 12 to Alder Creek, Right onto Taylor Road to Millers Woods Road, Turn R and park is on Right hand side.**

Lease Information

Utilities Information

HVAC Type:	Other - See Remarks	Sewer/Water:	Septic System
Heating Fuel:	Other - See Remarks	Boiler Type:	
Type of Well:	Drilled	Well Location:	2 wells by road
		Energy Eqpt:	Other

Additional Information

Living Qtrts:	No	Construction:	
Available Docs:	Aerials, Other - See Remarks	Roof:	Other - See Remarks
Bldg Misc:		Accessibility:	
Public Trans:		Seller Desires:	
Total # Residential Units:			
Studio:	Docks:		
1 Bed:	Rooms:		
2 Bed:	Trk Bays:		
3 Bed:	Employees:		
	Yrs Estb:		
	Seat Cap:		

Financial Information

Possible Fin:	Cash, Conventional	Type of Sale:	Normal	Town/Cnty Tax:	\$1,539
1st Mtg Bal:	\$0	Equity:	\$995,000	City/Vil Tax:	\$0
2nd Mrt Bal:	\$0	Tax Info:		School Tax:	\$3,309
Assess Val:	\$152,559			Total Taxes:	\$4,848
Gross Annl Inc:		Annl Spc Assess:	\$0		
Annl Op Exp:		Net Op Income:	-4,848		
Inc/Exp Info:	May Show Books				
Op Exp Incl:	Other - See Remarks				
Closed Date:		Sale Price:		DOM:	0

Brett Ransford
Not Licensed

MLS#: **S1491054**
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